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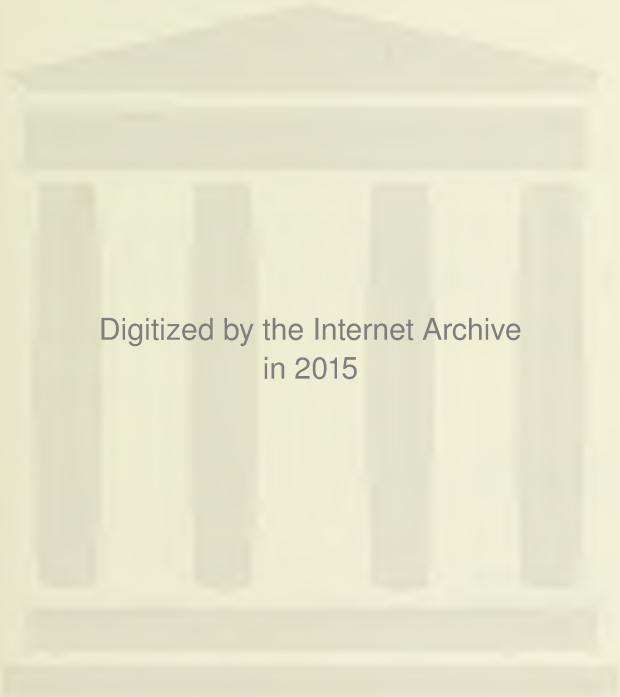
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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 05, 2012 To Thursday, January 05, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0106
APPLICANT:	101 NEW MONTGOMERY TIC
PARCEL NO.:	2010208793
PARCEL ADDRESS:	00000101 0000NEW MONTGOMERY ST,
TOPIC:	Calamity
CURRENT ASSESSMENT:	$2,479,969.00
APPLICANT'S OPINION:	$547,058.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0608
APPLICANT:	ALTMAN, STEPHEN
PARCEL NO.:	3611 065
PARCEL ADDRESS:	3365 20TH ST, UNIT C-3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$190,563.00
APPLICANT'S OPINION:	$140,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0919
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	0216 024
PARCEL ADDRESS:	1465 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,377,246.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0920
APPLICANT:	MITCHELL, JOHN
PARCEL NO.:	1405 046
PARCEL ADDRESS:	0318 0320 29TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,830,630.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1013
APPLICANT:	CRAWFORD, SEAN
PARCEL NO.:	3028B039
PARCEL ADDRESS:	0824 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1022
APPLICANT:	KAVOUNAS, EDMOND
PARCEL NO.:	0912 007B
PARCEL ADDRESS:	0565 MARINA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,394,697.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1023
APPLICANT:	HSIEH, SEAN
PARCEL NO.:	1780 019
PARCEL ADDRESS:	2010 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,327,261.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1038
APPLICANT:	GUERRERO, RENATO
PARCEL NO.:	5242 022
PARCEL ADDRESS:	3906 3908 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,827.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1057
APPLICANT:	KEMP, EMILY
PARCEL NO.:	6652 025A
PARCEL ADDRESS:	1721 NOE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,030,853.00
APPLICANT'S OPINION:	$920,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1070
APPLICANT:	LU, CHI JIE
PARCEL NO.:	6019 013A
PARCEL ADDRESS:	0383 EDINBURG ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$746,135.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1106
APPLICANT:	KWONG, ROBERT
PARCEL NO.:	5328 036
PARCEL ADDRESS:	1771 PALOU AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,022.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3732
APPLICANT:	LEE, DARREN
PARCEL NO.:	2719B007
PARCEL ADDRESS:	0150 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,342,810.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3795
APPLICANT:	LEW, JAMES
PARCEL NO.:	5559 002
PARCEL ADDRESS:	0101 BARNEVELD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,654,761.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3798
APPLICANT:	REEVES, THOMAS
PARCEL NO.:	3973 004
PARCEL ADDRESS:	2440 MARIPOSA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,046,389.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, January 5, 2012, at 9:36 a.m.

Present: Mark Watts, Meg Ruxton and John McGary

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0919	John Mitchell	Verbal Stipulation Approved
2010-0920	John Mitchell	Verbal Stipulation Approved
2010-1023	Sean Hsieh	A.V.Lowered (Board)
2010-1070	Chi Jie Lu	Verbal Stipulation Approved
2010-1106	Robert Kwong	A.V.Lowered (Board)
2010-3798	Thomas Reeves	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 Assessment Roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0106	101 New Montgomery TIC	Withdrawn
2010-0608	Stephen Altman	Withdrawn
2010-1013	Sean Crawford	Postponed
2010-1022	Edmond Kavounas	Withdrawn
2010-1038	Renato Guerrero	Postponed
2010-1057	Emily Kemp	Postponed
2010-3732	Darren Lee	Postponed
2010-3795	James Lew	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Monday, January 9, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 9, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 05, 2012 To Thursday, January 05, 2012
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1041
APPLICANT:	ZEFF, RON DAVID REVOCABLE TRUST
PARCEL NO.:	0557 011
PARCEL ADDRESS:	2266 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,622,500.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6470
APPLICANT:	FARRIS, JAMES
PARCEL NO.:	0497 007
PARCEL ADDRESS:	1568 1570 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,608,750.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6471
APPLICANT:	FARRIS, JAMES
PARCEL NO.:	0497 007
PARCEL ADDRESS:	1568 1570 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,608,750.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6546
APPLICANT:	1964 FILBERT STREET, LLC
PARCEL NO.:	0518 018
PARCEL ADDRESS:	1964 1972 FILBERT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,695,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0087
APPLICANT:	WITTENBERG, RAY
PARCEL NO.:	0222 028
PARCEL ADDRESS:	1165 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,160,920.00
APPLICANT'S OPINION:	$684,518.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0143
APPLICANT:	SANGER, JOHN
PARCEL NO.:	0228 012
PARCEL ADDRESS:	0576 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,732.00
APPLICANT'S OPINION:	$1,975,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0203
APPLICANT:	PRIETO, ROGER
PARCEL NO.:	3768 293
PARCEL ADDRESS:	0403 MAIN ST, 817N
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$690,226.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0222
APPLICANT:	KO, JACKIE
PARCEL NO.:	0226 012
PARCEL ADDRESS:	0732 0734 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,474,959.00
APPLICANT'S OPINION:	$600,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0652
APPLICANT:	CARMEL PARTNERS
PARCEL NO.:	0557 011
PARCEL ADDRESS:	2266 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,592,584.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 5, 2012, at 1:35 p.m.

Present: Gregory Blaine, Joyce Lewis and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1041	Ron David Zeff Revocable Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0087	Ray Wittenberg	Denied-No Show
2010-0203	Roger Prieto	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5671	John Selin	Postponed; rescheduled to February 7, 2012 at 1:30 pm
2009-6470	James Farris	Withdrawn
2009-6471	James Farris	Withdrawn
2009-6546	1964 Filbert Street, LLC	Withdrawn
2010-0143	John Sanger	Postponed
2010-0222	Jackie Ko	Postponed
2010-0652	Carmel Partners	Withdrawn

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There being no further business, the Board, at the hour of 2:48 p.m., recessed to reconvene Tuesday, January 10, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, January 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, January 09, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0212
APPLICANT:	PARK, JOAN
PARCEL NO.:	5511 005
PARCEL ADDRESS:	0111 0113 HOLLADAY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$696,507.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1064
APPLICANT:	BRE - ST. FRANCIS, LLC
PARCEL NO.:	2010900562
PARCEL ADDRESS:	00000335 0000POWELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,126,284.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1110
APPLICANT:	RAMSEY, ROBERT
PARCEL NO.:	2676 005
PARCEL ADDRESS:	0239 CRESTMONT DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$979,289.00
APPLICANT'S OPINION:	$855,186.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1171
APPLICANT:	WEVER, RUPERT
PARCEL NO.:	3011A008
PARCEL ADDRESS:	0146 SAN PABLO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,423,218.00
APPLICANT'S OPINION:	$1,798,054.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1209
APPLICANT:	QUADRA, JAMES
PARCEL NO.:	6712 050
PARCEL ADDRESS:	0057 ARBOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,816,383.00
APPLICANT'S OPINION:	$1,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1249
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,661,099.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1267
APPLICANT:	TENTH AND MARKET, LLC
PARCEL NO.:	3507 041
PARCEL ADDRESS:	1411 1411 MARKET STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,996,670.00
APPLICANT'S OPINION:	$22,928,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1270
APPLICANT:	WARTI, SRI
PARCEL NO.:	5361 028
PARCEL ADDRESS:	1531 THOMAS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$615,636.00
APPLICANT'S OPINION:	$492,508.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1279
APPLICANT:	LIU, DONNA
PARCEL NO.:	5476 016
PARCEL ADDRESS:	1875V BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$378,846.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1281
APPLICANT:	LIU, DONNA
PARCEL NO.:	5476 017
PARCEL ADDRESS:	1865V BAY SHORE BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$378,846.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1291
APPLICANT:	MAIRANI, DANIEL
PARCEL NO.:	6596 038
PARCEL ADDRESS:	0199 TIFFANY ST, #208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$719,910.00
APPLICANT'S OPINION:	$610,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1294
APPLICANT:	KAZEMINEZHAD, FAZILAT
PARCEL NO.:	1219 039
PARCEL ADDRESS:	1158 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,819,796.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1330
APPLICANT:	KIM, SHIN HO
PARCEL NO.:	8708 036
PARCEL ADDRESS:	0255 BERRY ST, #311
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$899,888.00
APPLICANT'S OPINION:	$675,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, January 9, 2012 at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and John McGary

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0212	John Park	Written Stipulation Approved
2010-1171	Rupert Wever	A.V.Lowered (Assessor)
2010-1209	James Quadra	A.V.Lowered (Assessor)
2010-1270	Sri Warti	Verbal Stipulation Approved
2010-1279	Donna Liu	Verbal Stipulation Approved
2010-1281	Donna Liu	Verbal Stipulation Approved
2010-1294	Fazilat Kazeminezhad	A.V.Lowered (Board)
2010-1330	Shin Ho Kim	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1249	Kenneth Schmier	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1064	BRE-ST. Francis, LLC	Withdrawn
2010-1110	Robert Ramsey	Postponed
2010-1267	Tenth And Market, LLC	Postponed
2010-1291	Daniel Mairani	Postponed

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There being no further business, the Board, at the hour of 11:35 a.m. recessed to reconvene Wednesday, January 11, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 11, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 10, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3291
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$138,478,134.00
APPLICANT'S OPINION:	$69,239,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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Assessment Appeals Board
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3292
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$139,092,696.00
APPLICANT'S OPINION:	$69,239,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3293
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$92,524,354.00
APPLICANT'S OPINION:	$51,515,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6530
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6531
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$33,480,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6617
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$306,000,000.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6618
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$312,120,000.00
APPLICANT'S OPINION:	$130,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6624
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,203,558.00
APPLICANT'S OPINION:	$64,100,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6625
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,612,628.00
APPLICANT'S OPINION:	$64,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6626
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,184,880.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6627
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,808,577.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0706
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$155,201,698.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0707
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,142,248.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1298
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$311,380,275.00
APPLICANT'S OPINION:	$124,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1520
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,491,448.00
APPLICANT'S OPINION:	$66,745,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5218
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5227
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$155,570,400.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5229
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,492,068.00
APPLICANT'S OPINION:	$9,012,068.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5230
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,210,367.00
APPLICANT'S OPINION:	$9,060,767.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 10, 2012
9:30 AM (All Day)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3291
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$138,478,134.00
APPLICANT'S OPINION:	$69,239,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3292
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$139,092,696.00
APPLICANT'S OPINION:	$69,239,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3293
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$92,524,354.00
APPLICANT'S OPINION:	$51,515,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 - 0569 34TH AVE,
TOPIC:	Base year value transfer per R&T code §69.5; Change in Ownership-Incorrect Allocation of Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6530
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6531
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$33,480,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6617
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 - 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$306,000,000.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6618
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 - 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$312,120,000.00
APPLICANT'S OPINION:	$130,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6624
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,203,558.00
APPLICANT'S OPINION:	$64,100,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6625
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,612,628.00
APPLICANT'S OPINION:	$64,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6626
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$131,184,880.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6627
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,808,577.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0706
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$155,201,698.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0707
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,142,248.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1298
APPLICANT:	A-650 CALIFORNIA ST LLC
PARCEL NO.:	0241 025
PARCEL ADDRESS:	0636 - 0650 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$311,380,275.00
APPLICANT'S OPINION:	$124,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1520
APPLICANT:	GLENBOROUGH ONE POST LLC
PARCEL NO.:	0311 015
PARCEL ADDRESS:	0001 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,491,448.00
APPLICANT'S OPINION:	$66,745,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5218
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5227
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$155,570,400.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5229
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,492,068.00
APPLICANT'S OPINION:	$9,012,068.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5230
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,210,367.00
APPLICANT'S OPINION:	$9,060,767.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 10, 2012 at 9:30 a.m.

Present: Jeff Morris and Diane Robinson and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6617	A-650 California St LLC	Verbal Stipulation Approved
2009-6618	A-650 California St LLC	Verbal Stipulation Approved
2010-0706	Hawthorne Plaza Associates	Verbal Stipulation Approved
2010-0707	Hawthorne Plaza Associates	Verbal Stipulation Approved
2010-1298	A-650 California St LLC	Verbal Stipulation Approved
2010-5227	Hawthorne Plaza Associates	Verbal Stipulation Approved
2010-5230	Hawthorne Plaza Associates	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3291	Glenborough San Francisco	Postponed
2009-3292	Glenborough San Francisco	Postponed
2009-3293	Glenborough San Francisco	Postponed
2009-5671	John Selin	Postponed
2009-6530	Hawthorne Plaza Associates	Postponed
2009-6531	Hawthorne Plaza Associates	Postponed
2009-6624	Glenborough One Post LLC	Postponed
2009-6625	Glenborough One Post LLC	Postponed
2009-6626	Glenborough One Post LLC	Postponed
2009-6627	Glenborough One Post LLC	Postponed
2010-1520	Glenborough One Post LLC	Postponed
2010-5218	Hawthorne Plaza Associates	Postponed
2010-5229	Hawthorne Plaza Associates	Postponed

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There being no further business, the Board, at the hour of 11:55 a.m. recessed to reconvene Thursday, January 12, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 11, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1417
APPLICANT:	YOSHI'S SAN FRANCISCO
PARCEL NO.:	2009209530
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,253,687.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6635
APPLICANT:	ALBERTSONS #7122
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,300,000.00
APPLICANT'S OPINION:	$9,150,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0066
APPLICANT:	PALM, CHRIS
PARCEL NO.:	0912 003
PARCEL ADDRESS:	1890 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,719,223.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0101
APPLICANT:	KING, ANDREW
PARCEL NO.:	5339 015
PARCEL ADDRESS:	1623 QUESADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$787,271.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0298
APPLICANT:	CHEN, SIMON
PARCEL NO.:	0987 019
PARCEL ADDRESS:	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,198,908.00
APPLICANT'S OPINION:	$3,792,250.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0819
APPLICANT:	HADIZADEH, MALAN
PARCEL NO.:	7276 017
PARCEL ADDRESS:	0101 HUNTINGTON DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0859
APPLICANT:	GOLDBERG, GARY
PARCEL NO.:	1024 029B
PARCEL ADDRESS:	3025 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,330,941.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0929
APPLICANT:	NOJIMA, TOMIKO
PARCEL NO.:	1507 022
PARCEL ADDRESS:	0562 38TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,219,124.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1096
APPLICANT:	YUAN, ZAO LIAN
PARCEL NO.:	6083 005
PARCEL ADDRESS:	0324 0326 LONDON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$440,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3321
APPLICANT:	FRESH AND EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,786,040.00
APPLICANT'S OPINION:	$8,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 11, 2012 at 1:30 p.m.

Present: Meg Ruxton, Fred Perez and John McGary

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0066	Chris Palm	Verbal Stipulation Approved
2010-0101	Andrew King	A.V.Lowered (Board)
2010-0298	Simon Chen	Verbal Stipulation Approved
2010-0859	Gary Goldberg	A.V.Lowered (Board)
2010-0929	Tomiko Nojima	A.V.Lowered (Board)
2010-1096	Zao Lian Yuan	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0819	Malan Hadizadeh	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1417	Yoshi's San Francisco	Withdrawn
2009-6635	Albertsons #7122	Withdrawn
2010-3321	Fresh and Easy Neighborhood	Postponed

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There being no further business, the Board, at the hour of 3:35 p.m. recessed to reconvene Wednesday, January 18, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 12, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2597
APPLICANT:	88 FIRST STREET ASSOCIATES
PARCEL NO.:	3708 009
PARCEL ADDRESS:	0088 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,546,214.00
APPLICANT'S OPINION:	$1,980,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2599
APPLICANT:	62 FIRST STREET, LLC
PARCEL NO.:	3708 006
PARCEL ADDRESS:	0062 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,540,025.00
APPLICANT'S OPINION:	$6,774,797.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2600
APPLICANT:	78 FIRST STREET, LLC
PARCEL NO.:	3708 007
PARCEL ADDRESS:	0076 0080 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,399,426.00
APPLICANT'S OPINION:	$1,329,383.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2601
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 010
PARCEL ADDRESS:	0512 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,515,404.00
APPLICANT'S OPINION:	$417,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2602
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 011
PARCEL ADDRESS:	0516 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,979,187.00
APPLICANT'S OPINION:	$1,432,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2603
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 012
PARCEL ADDRESS:	0526 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,741,889.00
APPLICANT'S OPINION:	$2,805,900.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2902
APPLICANT:	CAMFEX ASSOCIATES
PARCEL NO.:	0262 013
PARCEL ADDRESS:	0255 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$59,389,171.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2917
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0249 022
PARCEL ADDRESS:	1589 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,319,260.00
APPLICANT'S OPINION:	$659,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3264
APPLICANT:	DAC/SCW 1995 TRUST
PARCEL NO.:	0601C006
PARCEL ADDRESS:	2000 WASHINGTON ST, #006
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,200,000.00
APPLICANT'S OPINION:	$4,841,666.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6638
APPLICANT:	1108 STOCKTON ST., LLC
PARCEL NO.:	0178 012
PARCEL ADDRESS:	1108 STOCKTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,215,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6639
APPLICANT:	1108 STOCKTON ST., LLC
PARCEL NO.:	0178 012
PARCEL ADDRESS:	1108 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,215,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0353
APPLICANT:	DENG, XIAO HUA
PARCEL NO.:	6407 001C
PARCEL ADDRESS:	0920 MADRID ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$787,000.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0745
APPLICANT:	SHIGEZANE, MICHAEL
PARCEL NO.:	3722 306
PARCEL ADDRESS:	0188 MINNA ST, 29F
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,843,304.00
APPLICANT'S OPINION:	$1,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, January 12, 2012 at 9:34 a.m.

Present: Jeff Morris, Greg Blaine and Meg Ruxton

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2902	Camfex Associates	Verbal Stipulation Approved
2009-3264	DAC/SCW 1995 Trust	Verbal Stipulation Approved
2009-6639	1108 Stockton St., LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0353	Xiao Hua Deng	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2597	88 First Street Associates	Postponed
2009-2599	62 first Street, LLC	Postponed
2009-2600	78 first Street, LLC	Postponed
2009-2601	518 Mission Street, LLC	Postponed
2009-2602	518 Mission Street, LLC	Postponed
2009-2603	518 Mission Street, LLC	Postponed
2009-2917	Prana Investments	Withdrawn
2009-6638	1108 Stockton St., LLC	Withdrawn
2010-0745	Michael Shigezane	Postponed

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RECESS

The Board, at the hour of 10:45 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:36 p.m.

Present: Greg Blaine, Richard Lee and Scott Spertzel

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2406	Charles Cheng	Verbal Stipulation Approved; 2-1 vote with Member Lee dissenting
2009-2458	John Lee Trust	Stipulation Approved
2009-2826	Diabase, LLC	Verbal Stipulation Approved; 2-1 vote with Member Lee dissenting
2009-3218	One Rincon Hill Phase II	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0683	55 Fifth Street Corporation	Postponed
2008-2401	One Rincon Hill Phase II, LLC	Withdrawn
2008-2402	One Rincon Hill Phase II, LLC	Withdrawn
2009-2128	John Lukrich	Postponed
2009-2864	Bing Hong Mah	Withdrawn
2009-2935	55 Fifth Street Corporation	Postponed

There being no further business, the Board, at the hour of 2:53 p.m. recessed to reconvene Tuesday, January 17, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board January 17, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 17, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1377
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,041,873.00
APPLICANT'S OPINION:	$29,800,283.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1378
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,920,142.00
APPLICANT'S OPINION:	$30,356,651.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1379
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,878,543.00
APPLICANT'S OPINION:	$30,963,782.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2006-1380
APPLICANT:	ZORO, LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,856,112.00
APPLICANT'S OPINION:	$31,583,056.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2007-0581
APPLICANT:	ZORO LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,915,649.00
APPLICANT'S OPINION:	$27,530,865.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0629
APPLICANT:	150 SPEAR STREET, LLC
PARCEL NO.:	3717 021
PARCEL ADDRESS:	0150 SPEAR ST,
TOPIC:	Written Stipulation Agreement
CURRENT ASSESSMENT:	$145,350,000.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6509
APPLICANT:	MACQUARIE 55 NINTH STREET, INC.
PARCEL NO.:	3701 066
PARCEL ADDRESS:	0055 09TH ST,
TOPIC:	Written Stipulation Agreement
CURRENT ASSESSMENT:	$16,983,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6616
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,499,000.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0526
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,302,050.00
APPLICANT'S OPINION:	$896,400.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0527
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,328,000.00
APPLICANT'S OPINION:	$977,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1069
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,276,520.00
APPLICANT'S OPINION:	$942,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1264
APPLICANT:	FPA MISSION ASSOCIATES LP
PARCEL NO.:	3596 019
PARCEL ADDRESS:	2390 MISSION ST,
TOPIC:	Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,493,076.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1398
APPLICANT:	RYAN, THOMAS
PARCEL NO.:	0503 067
PARCEL ADDRESS:	2701 VAN NESS AVE, #506
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$444,683.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3369
APPLICANT:	IKEDA, KATHERINE
PARCEL NO.:	2749 061
PARCEL ADDRESS:	0308 EUREKA ST,
TOPIC:	Written Stipulation Agreement
CURRENT ASSESSMENT:	$767,552.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4170
APPLICANT:	FREDERICK, ALLAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,324,941.00
APPLICANT'S OPINION:	$1,007,592.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 17, 2012, at 1:30 p.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2006-1377	Zoro, LLC	Postponed at hearing
2006-1378	Zoro, LLC	Postponed at hearing
2006-1379	Zoro, LLC	Postponed at hearing
2006-1380	Zoro, LLC	Postponed at hearing
2007-0581	Zoro, LLC	Postponed at hearing
2009-0629	150 Spear Street LLC	Stipulation Approved
2009-6509	Macquarie 55 Ninth Street, Inc	Stipulation Approved
2009-6616	FPA Mission Associates LP	Stipulation Approved
2010-1264	FPA Mission Associates LP	Stipulation Approved
2010-1398	Thomas Ryan	Stipulation Approved
2010-3369	Katherine Ikeda	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0526	Brian DiLaura	Postponed
2010-0527	Brian DiLaura	Postponed
2010-1069	Brian DiLaura	Postponed
2010-4170	Allan Frederick	Postponed

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There being no further business, the Board, at the hour of 3:15p.m., recessed to reconvene Tuesday, January 24, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, January 18, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6596
APPLICANT:	LEE, RACHEL
PARCEL NO.:	6990 047
PARCEL ADDRESS:	0975 HOLLOWAY AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$738,315.00
APPLICANT'S OPINION:	$615,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0881
APPLICANT:	MCGARVEY, THOMAS
PARCEL NO.:	3088 005
PARCEL ADDRESS:	0516 JOOST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$675,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0882
APPLICANT:	MCGARVEY, THOMAS
PARCEL NO.:	3088 005
PARCEL ADDRESS:	0516 JOOST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$728,908.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0978
APPLICANT:	DELEONARDO, JOSEPH
PARCEL NO.:	2623 126
PARCEL ADDRESS:	4096 17TH ST, 112
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$529,346.00
APPLICANT'S OPINION:	$456,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1176
APPLICANT:	BARNETT, ANGUS
PARCEL NO.:	0514 032
PARCEL ADDRESS:	3050 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,282,076.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1220
APPLICANT:	KHANNA, MARTHA
PARCEL NO.:	6017 016
PARCEL ADDRESS:	0374 0376 MADRID ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$661,957.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1293
APPLICANT:	STAHL, ERIC
PARCEL NO.:	3619 031
PARCEL ADDRESS:	3570 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,636.00
APPLICANT'S OPINION:	$1,147,192.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1381
APPLICANT:	BIMITS, INNA
PARCEL NO.:	0929 035
PARCEL ADDRESS:	2255 2257 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,231,559.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1442
APPLICANT:	STAROSELSKY, HANNAH
PARCEL NO.:	6423 231
PARCEL ADDRESS:	0143 STONERIDGE LN, 2206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$389,112.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1454
APPLICANT:	DRAPER, LILIANA
PARCEL NO.:	2482 028
PARCEL ADDRESS:	0320 WAWONA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,882,527.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1816
APPLICANT:	CHIU, PAUL
PARCEL NO.:	1068 019
PARCEL ADDRESS:	0004 BLAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$803,228.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, January 18, 2012, at 9:30 a.m.

Present: Diane Robinson, Scott Spertzel and John McGary

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-6596	Rachel Lee	Postponed at hearing
2010-0881	Thomas McGarvey	A.V.Lowered (Board)
2010-0882	Thomas McGarvey	A.V.Lowered (Board)
2010-0978	Joseph Deleonardo	Written Stipulation Approved
2010-1176	Angus Barnett	Verbal Stipulation Approved, by a quorum of Members Spertzel and McGary
2010-1220	Martha Khanna	A.V.Lowered (Assessor)
2010-1293	Eric Stahl	A.V.Lowered (Board)
2010-1381	Inna Bimits	A.V.Lowered (Board)
2010-1442	Hannah Staroselsky	A.V.Lowered (Board)
2010-1454	Liliana Draper	Verbal Stipulation Approved
2010-1816	Paul Chiu	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 1:20 p.m., recessed to reconvene Thursday, January 26, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on Wednesday, March 14, 2012 by Mr. McGary

Approved by the Board on Monday, March 19, 2012 by Ms. Robinson

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 24, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0206
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,650,000.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0207
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,750,526.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0244
APPLICANT:	JARVIS, TED
PARCEL NO.:	0479 013
PARCEL ADDRESS:	1229 1259 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,970,327.00
APPLICANT'S OPINION:	$13,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0248
APPLICANT:	HAIDT, STERLING
PARCEL NO.:	3776 380
PARCEL ADDRESS:	0555 04TH ST, #809
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$731,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0293
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 085
PARCEL ADDRESS:	0015 BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$769,368.00
APPLICANT'S OPINION:	$511,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0294
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 086
PARCEL ADDRESS:	0017 0017V BRUSH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$769,368.00
APPLICANT'S OPINION:	$511,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0314
APPLICANT:	CALLAN, MARY FRANCES
PARCEL NO.:	3745 078
PARCEL ADDRESS:	0301 MAIN ST, UNIT 5B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,215,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0402
APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	3628 016
PARCEL ADDRESS:	3832 3836 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,686,643.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0403
APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	0804 002
PARCEL ADDRESS:	0643 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,616,623.00
APPLICANT'S OPINION:	$1,425,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0435
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$735,000.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0436
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$749,700.00
APPLICANT'S OPINION:	$12,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0437
APPLICANT:	GILBERT, ARNOLD
PARCEL NO.:	0845 002
PARCEL ADDRESS:	0345 0347 PIERCE ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$1,158,418.00
APPLICANT'S OPINION:	$614,538.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0442
APPLICANT:	GILBERT, ARNOLD
PARCEL NO.:	0845 031
PARCEL ADDRESS:	0945 0947 OAK ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$835,324.00
APPLICANT'S OPINION:	$464,676.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0443
APPLICANT:	GILBERT, ARNOLD
PARCEL NO.:	0845 031
PARCEL ADDRESS:	0945 0947 OAK ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$852,029.00
APPLICANT'S OPINION:	$473,971.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3354
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0845 002
PARCEL ADDRESS:	0345 0347 PIERCE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,155,671.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3360
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	0060 005
PARCEL ADDRESS:	0260V LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$747,923.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3362
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0845 031
PARCEL ADDRESS:	0945 0947 OAK ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$850,008.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0035
APPLICANT:	JARVIS, TED
PARCEL NO.:	0479 013
PARCEL ADDRESS:	1229 1259 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,043,867.00
APPLICANT'S OPINION:	$13,450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, January 24, 2012, at 9:40 a.m.

Present: Jeffrey Morris, Gregory Blaine and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0206	Laurence McCauley	Postponed at hearing
2010-0207	Laurence McCauley	A.V.Lowered by Board, higher than assessor's recommended value.
2010-0293	Sally Stull	Postponed at hearing
2010-0294	Sally Stull	Postponed at hearing
2010-0314	Mary Frances Callan	A.V.Lowered (Board)
2010-0402	643 Webster Street, LLC	A.V.Lowered (Assessor)
2010-0403	643 Webster Street, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0244	Ted Jarvis	Withdrawn
2010-0248	Sterling Haidt	Withdrawn
2010-0435	Mosser, Charles Estate of	Postponed
2010-0436	Mosser, Charles Estate of	Postponed

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Appeal No.	Name	Disposition
2010-0437	Arnold Gilbert	Postponed
2010-0442	Arnold Gilbert	Postponed
2010-0443	Arnold Gilbert	Postponed
2010-3354	Charles Mosser	Postponed
2010-3360	Mosser, Charles Estate of	Postponed
2010-3362	Charles Mosser	Postponed
2011-0035	Ted Jarvis	Withdrawn

There being no further business, the Board, at the hour of 11:57 a.m., recessed to reconvene Monday, January 30, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 02, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, January 26, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3826
APPLICANT:	PETERSON, AMY
PARCEL NO.:	3028B017
PARCEL ADDRESS:	0966 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$861,696.00
APPLICANT'S OPINION:	$805,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6193
APPLICANT:	WU, I-CHING
PARCEL NO.:	8720 104
PARCEL ADDRESS:	0330 MISSION BAY BLVD, #703
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,390,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0943
APPLICANT:	CHEN, EUGENE
PARCEL NO.:	6156 017
PARCEL ADDRESS:	0809 GIRARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$594,786.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1289
APPLICANT:	MOGHIMI, HATEF
PARCEL NO.:	3603 024
PARCEL ADDRESS:	3878 3880 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,208.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1402
APPLICANT:	RITA SUEN REVOC LVG TRUST
PARCEL NO.:	1457 008
PARCEL ADDRESS:	0441 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,212.00
APPLICANT'S OPINION:	$941,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1407
APPLICANT:	SNIDLE, JAMES
PARCEL NO.:	2848 007C
PARCEL ADDRESS:	0195 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,236,550.00
APPLICANT'S OPINION:	$995,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1559
APPLICANT:	NEWELL, EDWARD
PARCEL NO.:	0851 002
PARCEL ADDRESS:	0253 0263 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,982,632.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1561
APPLICANT:	JEONG, KENNY
PARCEL NO.:	0210A008
PARCEL ADDRESS:	0950 STOCKTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$376,768.00
APPLICANT'S OPINION:	$265,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1568
APPLICANT:	YIH, CATHY
PARCEL NO.:	1142 021
PARCEL ADDRESS:	2886 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,754,109.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1572
APPLICANT:	YEUNG, SONIA
PARCEL NO.:	1049 059
PARCEL ADDRESS:	1801 1803 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,405,942.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1586
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0515 008
PARCEL ADDRESS:	3115 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,390,593.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1625
APPLICANT:	KANG, MOON
PARCEL NO.:	5211 042
PARCEL ADDRESS:	0675 ARTHUR AVE, 4B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$814,066.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1824
APPLICANT:	ZHENG, WEI
PARCEL NO.:	7122 015
PARCEL ADDRESS:	0051 SAINT CHARLES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$397,800.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, January 26, 2012, at 1:30 p.m.

Present: Mark Watts, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3826	Amy Peterson	Written Stipulation Approved
2009-6193	I-Ching Wu	A.V.Lowered (Board)
2010-1289	Hatef Moghimi	Verbal Stipulation Approved
2010-1407	James Snidle	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1568	Cathy Yih	Denied-No Show
2010-1572	Sonia Yeung	Denied-No Show
2010-1625	Moon Kang	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0943	Eugene Chen	Postponed
2010-1402	Rita Suen Revoc LVG Trust	Postponed
2010-1559	Edward Newell	Postponed
2010-1561	Kenny Jeong	Withdrawn

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Appeal No.	Name	Disposition
2010-1586	Zayd Faidi	Withdrawn
2010-1824	Wei Zheng	Withdrawn

There being no further business, the Board, at the hour of 4:10 p.m., recessed to reconvene Wednesday, February 1, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 7, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 30, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3296
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,806,794.00
APPLICANT'S OPINION:	$13,212,296.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3297
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,482,376.00
APPLICANT'S OPINION:	$1,944,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3298
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,811,742.00
APPLICANT'S OPINION:	$8,142,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3299
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,409,146.00
APPLICANT'S OPINION:	$1,922,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6170
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,280,000.00
APPLICANT'S OPINION:	$2,184,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6171
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,280,000.00
APPLICANT'S OPINION:	$2,184,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6172
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,425,600.00
APPLICANT'S OPINION:	$2,228,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6173
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6174
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$17,500,000.00
APPLICANT'S OPINION:	$5,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6175
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,720,000.00
APPLICANT'S OPINION:	$3,216,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6176
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,720,000.00
APPLICANT'S OPINION:	$3,216,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6177
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$83,000,000.00
APPLICANT'S OPINION:	$24,900,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6178
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$83,000,000.00
APPLICANT'S OPINION:	$24,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6539
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,850,000.00
APPLICANT'S OPINION:	$5,355,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6540
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,934,400.00
APPLICANT'S OPINION:	$3,280,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6541
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,660,000.00
APPLICANT'S OPINION:	$25,398,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 01, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0650
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,946,124.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0963
APPLICANT:	FONG, MONESA
PARCEL NO.:	7126A383
PARCEL ADDRESS:	8100 OCEANVIEW TER., #419
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,500.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1017
APPLICANT:	2392 - 31ST AVENUE LLC
PARCEL NO.:	2359 014
PARCEL ADDRESS:	2390 2394 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,692,862.00
APPLICANT'S OPINION:	$1,616,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1122
APPLICANT:	NAZ AUTO SERVICES, INC.
PARCEL NO.:	2623 006
PARCEL ADDRESS:	0376 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,209,401.00
APPLICANT'S OPINION:	$1,326,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1123
APPLICANT:	POTRERO HILL/KANSAS STREET
PARCEL NO.:	4030 031
PARCEL ADDRESS:	0655 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,356,295.00
APPLICANT'S OPINION:	$4,416,026.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1127
APPLICANT:	BROYDO FAMILY TRUST
PARCEL NO.:	1020 070
PARCEL ADDRESS:	3439 SACRAMENTO ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,693,832.00
APPLICANT'S OPINION:	$1,016,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1132
APPLICANT:	GREEN, FRANK
PARCEL NO.:	3647 026
PARCEL ADDRESS:	0223 0227 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,542,939.00
APPLICANT'S OPINION:	$1,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1133
APPLICANT:	DAQUISTO, JOHN
PARCEL NO.:	1384 002
PARCEL ADDRESS:	0221 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,139,036.00
APPLICANT'S OPINION:	$1,284,080.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1337
APPLICANT:	EHRHARDT, ANN REVOCABLE TRUST
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,625,367.00
APPLICANT'S OPINION:	$2,416,225.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1387
APPLICANT:	LIM, TIMPLE
PARCEL NO.:	8708 068
PARCEL ADDRESS:	0255 BERRY ST, #503
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$842,887.00
APPLICANT'S OPINION:	$737,622.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1390
APPLICANT:	THOMPSON, RONALD
PARCEL NO.:	5302 056
PARCEL ADDRESS:	2025 2045 MCKINNON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,852,611.00
APPLICANT'S OPINION:	$3,175,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1417
APPLICANT:	PACIFIC BUILDING LLC
PARCEL NO.:	3519 069
PARCEL ADDRESS:	0130 DORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,086,043.00
APPLICANT'S OPINION:	$1,210,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1485
APPLICANT:	CARNES, LANCE
PARCEL NO.:	3584 005
PARCEL ADDRESS:	0520 0522 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,087,239.00
APPLICANT'S OPINION:	$899,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1647
APPLICANT:	MORRISON, MICHAEL
PARCEL NO.:	4168 021
PARCEL ADDRESS:	0701 PENNSYLVANIA AVE, UNIT-7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$530,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, February 1, 2012 at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0650	Eric Xanthopoulos	Verbal Stipulation Approved
2010-0963	Monesa Fong	Verbal Stipulation Approved
2010-1123	Potrero Hill/Kansas Street	Verbal Stipulation Approved
2010-1127	Broydo Family Trust	A.V.Lowered by Board, higher than assessor recommended value.
2010-1132	Frank Green	A.V.Lowered by Board, higher than assessor recommended value.
2010-1387	Timple Lim	Verbal Stipulation Approved
2010-1390	Ronald Thompson	A.V.Lowered (Board)
2010-1485	Lance Carnes	Verbal Stipulation Approved
2010-1647	Michael Morrison	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1417	Pacific Building LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1017	2392- 31st Avenue LLC	Withdrawn
2010-1122	Naz Auto Services, Inc.	Withdrawn
2010-1133	John Daquisto	Withdrawn
2010-1337	Ehrhardt, Ann revocable Trust	Withdrawn

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There being no further business, the Board, at the hour of 11:50 a.m. recessed to reconvene Tuesday, February 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 7, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 02, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0961
APPLICANT:	ONE CALIFORNIA STREET PARTNERS c/o SHORENSTEIN REALTY
PARCEL NO.:	0264 004
PARCEL ADDRESS:	0001 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$162,340,945.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3238
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,884,393.00
APPLICANT'S OPINION:	$20,390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3239
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,884,393.00
APPLICANT'S OPINION:	$20,390,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3240
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,463,586.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6582
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$116,954,747.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6583
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$119,293,841.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6584
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$121,679,717.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0137
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,529,200.00
APPLICANT'S OPINION:	$1,764,600.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0138
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,350,400.00
APPLICANT'S OPINION:	$21,175,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0139
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,350,400.00
APPLICANT'S OPINION:	$21,175,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0140
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 005
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,599,783.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0141
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 010
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,197,407.00
APPLICANT'S OPINION:	$21,640,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0142
APPLICANT:	LEGACY PARTNERS II SF SPEAR, LLC
PARCEL NO.:	3717 011
PARCEL ADDRESS:	0160 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,197,407.00
APPLICANT'S OPINION:	$21,640,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0275
APPLICANT:	SP4 MISSION BAY, LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$149,000,000.00
APPLICANT'S OPINION:	$135,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0299
APPLICANT:	ONE CALIFORNIA STREET PARTNERS c/o SHORENSTEIN REALTY
PARCEL NO.:	0264 004
PARCEL ADDRESS:	0001 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$162,058,755.00
APPLICANT'S OPINION:	$85,102,561.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4042
APPLICANT:	650 TOWNSEND ASSOCIATES LLC
PARCEL NO.:	3783 009
PARCEL ADDRESS:	0699 08TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$121,391,335.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 2, 2012, at 9:30 a.m.

Present: Diane Robinson, Greg Blaine and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0140	Legacy Partners II SF Spear, LLC	Written Stipulation Approved
2010-0141	Legacy Partners II SF Spear, LLC	Written Stipulation Approved
2010-0142	Legacy Partners II SF Spear, LLC	Written Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0961	One California Street Partner	Withdrawn
2009-3238	Legacy Partners II SF Spear, LLC	Withdrawn
2009-3239	Legacy Partners II SF Spear, LLC	Withdrawn
2009-3240	Legacy Partners II SF Spear, LLC	Withdrawn
2009-6582	650 Townsend Associates LLC	Postponed
2009-6583	650 Townsend Associates LLC	Postponed
2009-6584	650 Townsend Associates LLC	Postponed
2010-0137	Legacy Partners II SF Spear, LLC	Withdrawn
2010-0138	Legacy Partners II SF Spear, LLC	Withdrawn
2010-0139	Legacy Partners II SF Spear, LLC	Withdrawn
2010-0275	SP4 Mission Bay, LP	Postponed
2010-0299	One California Street Partner	Postponed
2010-4042	650 Townsend Associates LLC	Postponed

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There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Monday, February 6, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 8, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 06, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6143
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,630,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6144
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 - 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,021.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6145
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 - 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,949,241.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0143
APPLICANT:	SANGER, JOHN
PARCEL NO.:	0228 012
PARCEL ADDRESS:	0576 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,732.00
APPLICANT'S OPINION:	$1,975,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0222
APPLICANT:	KO, JACKIE
PARCEL NO.:	0226 012
PARCEL ADDRESS:	0732 - 0734 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,474,959.00
APPLICANT'S OPINION:	$600,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1629
APPLICANT:	BUCKLEY, DANIEL
PARCEL NO.:	6611 037B
PARCEL ADDRESS:	0549 0000 28TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,136,923.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1837
APPLICANT:	TABATABAEI, ALI
PARCEL NO.:	3793 211
PARCEL ADDRESS:	088 KING ST, #1204
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,728.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1990
APPLICANT:	JCG LLC
PARCEL NO.:	3771 014
PARCEL ADDRESS:	0501 BEALE ST, # 4G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$608,748.00
APPLICANT'S OPINION:	$479,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3209
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 032
PARCEL ADDRESS:	0430 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,614,284.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3211
APPLICANT:	BRM BAKERSFIELD LLC
PARCEL NO.:	0164 033
PARCEL ADDRESS:	0440 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,123,076.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3214
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 008
PARCEL ADDRESS:	0440 - 0444 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,945,150.00
APPLICANT'S OPINION:	$500,530.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 6, 2012, at 9:35 a.m.

Present: Jeff Morris, Lawrence Lee and Ed Campana

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6143	BRM Bakersfield LLC	Postponed during hearing; *need to reschedule with base year appeal*
2009-6144	Byron Meyer	*Same as above*
2009-6145	Byron Meyer	*Same as above*
2010-0143	John Sanger	Verbal Stipulation Approved
2010-0222	Jackie Ko	Verbal Stipulation Approved
2010-1629	Daniel Buckley	A.V. Lowered (Board)
2010-1837	Ali Tabatabaei	Verbal Stipulation Approved
2010-1990	JCG LLC	Verbal Stipulation Approved
2010-3209	BRM Bakersfield LLC	Postponed during hearing; *need to reschedule with base year appeal*
2010-3211	BRM Bakersfield LLC	*Same as above*
2010-3214	Byron Meyer	*Same as above*

There being no further business, the Board, at the hour of 11:50 a.m., recessed to reconvene Wednesday, February 8, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Originally approved by the Board on Wednesday, February 8, 2012
Approved Amended Journal by the Board on Monday, April 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 07, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1420
APPLICANT:	SF NEWSPAPER PRINTING CO.
PARCEL NO.:	2010206487
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,048,904.00
APPLICANT'S OPINION:	$5,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1421
APPLICANT:	SF NEWSPAPER PRINTING CO.
PARCEL NO.:	2010205898
PARCEL ADDRESS:	1201 EVANS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,922,113.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1443
APPLICANT:	SHELL CELLAR DIRECT IMPORT/ DBA AMATI
PARCEL NO.:	2010702447
PARCEL ADDRESS:	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$78,882.00
APPLICANT'S OPINION:	$29,581.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1462
APPLICANT:	KATZ FAMILY 1994 REVOC TR
PARCEL NO.:	2691 055
PARCEL ADDRESS:	0208 DOUGLASS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,410,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1469
APPLICANT:	KAJIMURA, KAZUO
PARCEL NO.:	2010207801
PARCEL ADDRESS:	1330 FILLMORE ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,790,463.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1477
APPLICANT:	ALTA EQUIPMENT LEASING, INC.
PARCEL NO.:	2010930085
PARCEL ADDRESS:	0501 TUNNEL AVE, 6C0538
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$182,224.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1500
APPLICANT:	MIAO, LAWRENCE
PARCEL NO.:	0991 034
PARCEL ADDRESS:	3947 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,137,775.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1503
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 002
PARCEL ADDRESS:	2918 - 2920 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$549,585.00
APPLICANT'S OPINION:	$375,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1504
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 002A
PARCEL ADDRESS:	2922 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$549,585.00
APPLICANT'S OPINION:	$375,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1505
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 003
PARCEL ADDRESS:	2920 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$732,781.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1511
APPLICANT:	JS SULLIVAN - 299 VALENCIA LLC
PARCEL NO.:	3532 014
PARCEL ADDRESS:	0299 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,181,837.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1513
APPLICANT:	JS SULLIVAN - S&S CAPITAL LLC
PARCEL NO.:	3553 054
PARCEL ADDRESS:	1501 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,533,057.00
APPLICANT'S OPINION:	$1,760,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1534
APPLICANT:	UNIACKE, JOSEPH
PARCEL NO.:	3207 048
PARCEL ADDRESS:	0078 OCEAN AVE, #21
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$533,630.00
APPLICANT'S OPINION:	$217,089.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1562
APPLICANT:	JAISWAL FAMILY REV. TRUST
PARCEL NO.:	1007 011
PARCEL ADDRESS:	3228 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,498,166.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1571
APPLICANT:	AZAR, NAIFEH
PARCEL NO.:	3114 045
PARCEL ADDRESS:	0715 - 0721 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,103.00
APPLICANT'S OPINION:	$855,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 7, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1511	JS Sullivan-299 Valencia LLC	Verbal Stipulation Approved
2010-1534	Joseph Uniacke	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1420	SF Newspaper Printing Co.	Withdrawn
2010-1421	SF Newspaper Printing Co.	Withdrawn
2010-1443	Shell Cellar Direct Import/DB	Postponed
2010-1462	Katz Family 1994 Revoc Tr	Postponed
2010-1469	Kazuo Kajimura	Withdrawn
2010-1477	Alta Equipment Leasing, Inc	Withdrawn
2010-1500	Lawrence Miao	Postponed
2010-1503	RRTI Inc.	Withdrawn
2010-1504	RRTI Inc.	Withdrawn
2010-1505	RRTI Inc.	Withdrawn
2010-1513	JS Sullivan-S&S Capital LLC	Withdrawn
2010-1562	Jaiswal Family Rev Trust	Withdrawn
2010-1571	Naifeh Azar	Withdrawn

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There being no further business, the Board, at the hour of 10:45 a.m., recessed to reconvene Thursday, February 9, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 9, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 07, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 - 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 7, 2012, at 1:30 p.m.

Present: Lawrence Lee, Jeffrey Morris and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the base year value for 2007 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
2/7/12

Appeal No.	Name	Disposition
2009-5671	John Selin	Submitted; continued to 12:00 on 2/8/12 for closed session deliberation

There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Wednesday, February 8, 2012, at 12:00 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 28, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 08, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1714
APPLICANT:	DIWAN, RAFIQ
PARCEL NO.:	2123A015B
PARCEL ADDRESS:	0790 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,201,927.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1737
APPLICANT:	ANTIPPAS, LYDIA
PARCEL NO.:	3970 031
PARCEL ADDRESS:	1800 BRYANT STREET , #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$561,530.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1746
APPLICANT:	GRIFFIN, ANDREA
PARCEL NO.:	3731 200
PARCEL ADDRESS:	0068 HARRIET ST, #15
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$625,000.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1820
APPLICANT:	O'CONNOR, JAMES
PARCEL NO.:	5556 050
PARCEL ADDRESS:	0317 FRANCONIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$778,450.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1821
APPLICANT:	TAM, ALDOUS
PARCEL NO.:	2191 010A
PARCEL ADDRESS:	2154 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$847,690.00
APPLICANT'S OPINION:	$695,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1823
APPLICANT:	LUM, KAREN
PARCEL NO.:	5067 020
PARCEL ADDRESS:	3733 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,141,728.00
APPLICANT'S OPINION:	$657,776.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1825
APPLICANT:	ALFEREZ, ROUELLA
PARCEL NO.:	6474 014C
PARCEL ADDRESS:	0672 BRUNSWICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$548,694.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1917
APPLICANT:	MAURUS, ERIC
PARCEL NO.:	1020 074
PARCEL ADDRESS:	3439 SACRAMENTO ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,873,606.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1962
APPLICANT:	MAURUS, ERIC
PARCEL NO.:	1020 075
PARCEL ADDRESS:	3439 SACRAMENTO ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,785,246.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1991
APPLICANT:	PERRY, MATTHEW
PARCEL NO.:	2629A036
PARCEL ADDRESS:	0365 UPPER TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,131,848.00
APPLICANT'S OPINION:	$1,762,582.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2011
APPLICANT:	ROSS, JONATHAN
PARCEL NO.:	1062 017
PARCEL ADDRESS:	0169 JORDAN AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,875,000.00
APPLICANT'S OPINION:	$1,520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2012
APPLICANT:	ROSS, JONATHAN
PARCEL NO.:	1062 017
PARCEL ADDRESS:	0169 JORDAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,967,823.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 8, 2012, at 9:34 a.m.

Present: Jeffrey Morris, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1714	Rafiq Diwan	Verbal Stipulation Approved
2010-1737	Lydia Antippas	Verbal Stipulation Approved
2010-1746	Andrea Griffin	A.V.Lowered (Board)
2010-1820	James O'Connor	Verbal Stipulation Approved
2010-1821	Aldous Tam	A.V.Lowered (Board)
2010-1823	Karen Lum	A.V.Lowered (Board)
2010-2011	Jonathan Ross	Submitted

The following listed applicant for change in the assessed valuation of property affecting assessment roll for 2010 having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1825	Rouella A Alferez	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1917	Eric Maurus	Postponed
2010-1962	Eric Maurus	Postponed
2010-1991	Matthew Perry	Postponed
2010-2012	Jonathan Ross	Withdrawn

There being no further business, the Board, at the hour of 12:35 p.m., recessed to reconvene Monday, February 13, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 13, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 8, 2012, at 12:11 p.m.

Present: Lawrence Lee, Jeffrey Morris and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:15 p.m. to deliberate and take possible action on the below listed application.

The Board reconvened in open session at the hour of 1:15 p.m. at took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5671	John Selin	The Board made no change to the total $1,100,000 base year value, however the Board reallocated $950,000 to the 2nd floor, primary unit and $150,000 to the ground floor, in-law unit.

There being no further business, the Board, at the hour of 1:18 p.m., recessed to reconvene Monday, February 13, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 28, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, February 09, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1197
APPLICANT:	VEIT, BRIAN
PARCEL NO.:	2001 024
PARCEL ADDRESS:	1798 GREAT HWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,865,638.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1199
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1702 043
PARCEL ADDRESS:	1230 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,779,063.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1200
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1806 045
PARCEL ADDRESS:	4350 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,607,992.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1201
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1091 035
PARCEL ADDRESS:	0248 ANZA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,036,501.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1339
APPLICANT:	LUNG, FRANCES
PARCEL NO.:	5358 026
PARCEL ADDRESS:	5190 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,511,796.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1343
APPLICANT:	BALDINI, BRUNO
PARCEL NO.:	6347 021
PARCEL ADDRESS:	0002 ITALY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,272,717.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1412
APPLICANT:	NG, PHILLIP MING
PARCEL NO.:	1333 020
PARCEL ADDRESS:	2438 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,973,515.00
APPLICANT'S OPINION:	$2,408,870.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1458
APPLICANT:	BLEU, CELINE
PARCEL NO.:	6345 046
PARCEL ADDRESS:	0603 LONDON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$648,460.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1476
APPLICANT:	OWJI, FARSHAD
PARCEL NO.:	4991 392
PARCEL ADDRESS:	0101 CRESCENT WAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$415,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1479
APPLICANT:	BRENNAN, SEAN
PARCEL NO.:	2509 031
PARCEL ADDRESS:	2768 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$896,496.00
APPLICANT'S OPINION:	$815,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1658
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 039
PARCEL ADDRESS:	0118 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$790,652.00
APPLICANT'S OPINION:	$407,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1659
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 040
PARCEL ADDRESS:	0124 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$683,808.00
APPLICANT'S OPINION:	$352,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1660
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 041
PARCEL ADDRESS:	0130 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$662,434.00
APPLICANT'S OPINION:	$341,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1762
APPLICANT:	YEE, RONALD
PARCEL NO.:	1265 029
PARCEL ADDRESS:	6310 6330 FREDERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,373,735.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, February 9, 2012, at 1:35 a.m.

Present: Louisa Mendoza, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

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#2
2/9/12

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1197	Brian Veit	Verbal Stipulation Approved
2010-1201	John Healy	A.V.Lowered by Board, higher than Assessor's recommended value
2010-1339	Frances Lung	Verbal Stipulation Approved
2010-1343	Bruno Baldini	Verbal Stipulation Approved
2010-1412	Phillip Ming Ng	A.V.Lowered by Board, higher than Assessor's recommended value
2010-1458	Celine Bleu	A.V.Lowered (Assessor)
2010-1479	Sean Brennan	A.V.Lowered (Assessor)
2010-1762	Ronald Yee	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1476	Farshad Owji	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1199	John Healy	Withdrawn
2010-1200	John Healy	Withdrawn

2010-1658	Hansen Family Trust	Postponed
2010-1659	Hansen Family Trust	Postponed
2010-1660	Hansen Family Trust	Postponed

There being no further business, the Board, at the hour of 4:25 p.m., recessed to reconvene Monday, February 13, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 14, 2012

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 13, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1684
APPLICANT:	CHANG, RAFAEL
PARCEL NO.:	3533 016
PARCEL ADDRESS:	0436 - 0438 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,912,907.00
APPLICANT'S OPINION:	$1,243,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1694
APPLICANT:	YOO, MELANIE
PARCEL NO.:	1231 008
PARCEL ADDRESS:	0545 ASHBURY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,441,174.00
APPLICANT'S OPINION:	$2,178,754.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1699
APPLICANT:	YANG, INJA
PARCEL NO.:	4832 016
PARCEL ADDRESS:	1395 WALLACE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$654,884.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1700
APPLICANT:	YANG, INJA
PARCEL NO.:	4832 018
PARCEL ADDRESS:	1391 WALLACE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$552,713.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1715
APPLICANT:	HONG, KIT MENG
PARCEL NO.:	2010401321
PARCEL ADDRESS:	3917 NORIEGA ST,
TOPIC:	
CURRENT ASSESSMENT:	$213,000.00
APPLICANT'S OPINION:	$20,950.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1728
APPLICANT:	TANG, KENNETH
PARCEL NO.:	1555 017
PARCEL ADDRESS:	0567 - 0569 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,540,918.00
APPLICANT'S OPINION:	$1,206,900.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1730
APPLICANT:	ROBERTSON, DAVID
PARCEL NO.:	2087 019
PARCEL ADDRESS:	4308 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$729,716.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1731
APPLICANT:	TULUM PROPERTIES, LLC
PARCEL NO.:	7169 032
PARCEL ADDRESS:	0120 SHAKESPEARE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$456,881.00
APPLICANT'S OPINION:	$341,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1735
APPLICANT:	3514 SOUTH, LLC
PARCEL NO.:	3514 045
PARCEL ADDRESS:	0140V SITUS TO BE ASSIGNED AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,474,610.00
APPLICANT'S OPINION:	$1,609,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1749
APPLICANT:	TENNESSEE ROUNDHOUSE LLC
PARCEL NO.:	4107 022
PARCEL ADDRESS:	0901 MINNESOTA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,491,042.00
APPLICANT'S OPINION:	$1,789,555.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1750
APPLICANT:	ODA, YUJI
PARCEL NO.:	3632 021
PARCEL ADDRESS:	0155 - 0159 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,064,675.00
APPLICANT'S OPINION:	$1,742,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1751
APPLICANT:	ODA, YUJI
PARCEL NO.:	3653 011
PARCEL ADDRESS:	0410 ELIZABETH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,439,878.00
APPLICANT'S OPINION:	$1,303,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1772
APPLICANT:	SIMONI, ZELKO
PARCEL NO.:	2719A003
PARCEL ADDRESS:	0115 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,515,377.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 13, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and Johne McGary

Quorum present

Chairperson: Johne McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1694	Melanie Yoo	Verbal Stipulation Approved
2010-1728	Kenneth Tang	Denied
2010-1749	Tennessee Roundhouse LLC	A.V.Lowered (Assessor)
2010-1750	Yuji Oda	A.V.Lowered (Board)
2010-1751	Yuji Oda	A.V.Lowered (Board)
2010-1772	Zelko Simoni	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting assessment roll for 2010 having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1730	David Robertson	Denied-No Show
2010-1731	Tulum Properties, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1684	Rafael Chang	Withdrawn
2010-1699	Inja Yang	Postponed
2010-1700	Inja Yang	Postponed
2010-1715	Kit Meng Hong	Withdrawn
2010-1735	3514 South, LLC	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, February 14, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 14, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 13, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1028
APPLICANT:	BERBERICH, G. MICHAEL
PARCEL NO.:	3751 176
PARCEL ADDRESS:	0350 03RD ST,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$14,000,922.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6278
APPLICANT:	ONG, BENG SAN
PARCEL NO.:	2140 016E
PARCEL ADDRESS:	2050 21ST AVE,
TOPIC:	Legal issues only regarding Change in Ownership
CURRENT ASSESSMENT:	$358,808.00
APPLICANT'S OPINION:	$231,359.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0090
APPLICANT:	PEREZ-VARGAS, JUAN-DIEGO
PARCEL NO.:	0118 015
PARCEL ADDRESS:	0010 AUGUST ALY,
TOPIC:	Legal issues only regarding Change in Ownership
CURRENT ASSESSMENT:	$438,592.00
APPLICANT'S OPINION:	$295,561.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1443
APPLICANT:	SHELL CELLAR DIRECT IMPORT/ DBA AMATI
PARCEL NO.:	2010702447
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,882.00
APPLICANT'S OPINION:	$29,581.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, February 13, 2012, at 1:30 p.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1028	G. Michael Berberich	Written Stipulation Approved
2009-6278	Beng San Ong	Continued at the hearing
2010-0090	Juan-Diego Perez-Vargas	Board Approved Assessor's Recommendation to cancel Supplemental Assessment
2010-1443	Shell Cellar Direct Import/DB	Verbal Stipulation Approved

There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Wednesday, February 15, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board Thursday, February 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 14, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2770
APPLICANT:	JACOBSTEIN, NEIL
PARCEL NO.:	2721 092
PARCEL ADDRESS:	0140 PALO ALTO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,300,000.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5074
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009204219
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,739,429.00
APPLICANT'S OPINION:	$1,997,697.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5075
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009203760
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,782,601.00
APPLICANT'S OPINION:	$1,343,902.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6442
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$750,950.00
APPLICANT'S OPINION:	$691,560.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0665
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$734,409.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0666
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,510.00
APPLICANT'S OPINION:	$691,560.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0667
APPLICANT:	XU, SHIRLEY
PARCEL NO.:	7039A002
PARCEL ADDRESS:	0040 NAHUA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$749,232.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1645
APPLICANT:	LAM, MUNG LAR
PARCEL NO.:	4224 086
PARCEL ADDRESS:	1047 MISSISSIPPI ST, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$515,634.00
APPLICANT'S OPINION:	$399,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1686
APPLICANT:	LEE, SHERRY
PARCEL NO.:	6531 019A
PARCEL ADDRESS:	0397 - 0399 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$825,335.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1690
APPLICANT:	LEUNG, SHERRI
PARCEL NO.:	1404 027C
PARCEL ADDRESS:	0390 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,476,872.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3321
APPLICANT:	FRESH AND EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,786,040.00
APPLICANT'S OPINION:	$8,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4614
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2010203441
PARCEL ADDRESS:	00000101 000004TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,484,249.00
APPLICANT'S OPINION:	$1,742,125.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4619
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2010202928
PARCEL ADDRESS:	00001000 0000VAN NESS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,690,287.00
APPLICANT'S OPINION:	$1,345,143.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 14, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and Johne McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6442	Shirley Xu	A.V.Lowered (Board)
2010-0665	Shirley Xu	A.V.Lowered (Board)
2010-0666	Shirley Xu	A.V.Lowered (Board)
2010-0667	Shirley Xu	A.V.Lowered (Board)
2010-1686	Sherry Lee	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting assessment roll for 2009 and 2010 having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2770	Neil Jacobstein	Denied-No Show
2010-1645	Mung Lar Lam	Denied-No Show
2010-1690	Sherri Leung	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5074	American Multi-Cinema Inc.	Withdrawn
2009-5075	American Multi-Cinema Inc.	Withdrawn
2010-3321	Fresh and Easy Neighborhood	Withdrawn
2010-4614	American Multi-Cinema Inc.	Withdrawn
2010-4619	American Multi-Cinema Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:55 p.m., recessed to reconvene Thursday, February 16, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 16, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 15, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4931
APPLICANT:	SHARKIAH, M.A.
PARCEL NO.:	0253A089
PARCEL ADDRESS:	1177 CALIFORNIA ST, 1010
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4933
APPLICANT:	SOCKOLOV, ROBERT
PARCEL NO.:	3794 041
PARCEL ADDRESS:	0188 KING ST, #030
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,500.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0293
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 085
PARCEL ADDRESS:	0015 BRUSH PL,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$769,368.00
APPLICANT'S OPINION:	$511,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0294
APPLICANT:	STULL, SALLY
PARCEL NO.:	3755 086
PARCEL ADDRESS:	0017 - 0017V BRUSH PL,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$769,368.00
APPLICANT'S OPINION:	$511,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0523
APPLICANT:	HARRIS, ROBERT
PARCEL NO.:	0254 006
PARCEL ADDRESS:	0819 - 0823 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,294,440.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0526
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,302,050.00
APPLICANT'S OPINION:	$896,400.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0527
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,328,000.00
APPLICANT'S OPINION:	$977,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1013
APPLICANT:	CRAWFORD, SEAN
PARCEL NO.:	3028B039
PARCEL ADDRESS:	0824 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$910,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1069
APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,276,520.00
APPLICANT'S OPINION:	$942,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2213
APPLICANT:	DRAGUN, MARC
PARCEL NO.:	3789 841
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2349
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 072
PARCEL ADDRESS:	2104 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,705.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2356
APPLICANT:	BLACHMAN, JOSHUA
PARCEL NO.:	0659 041
PARCEL ADDRESS:	2280 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4170
APPLICANT:	FREDERICK, ALLAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,324,941.00
APPLICANT'S OPINION:	$1,007,592.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 15, 2012, at 1:30 p.m.

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Present: Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present, and with both parties agreeing to be heard by a quorum of the Board, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
2/15/12

Appeal No.	Name	Disposition
2009-4931	M.A. Sharkiah	Verbal Stipulation Approved

At the hour of 1:45 p.m. the Board was joined by Jeffrey Morris, and the following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4933	Robert Sockolov	Verbal Stipulation Approved
2010-0293	Sally Stull	Written Stipulation Approved
2010-0294	Sally Stull	Written Stipulation Approved
2010-0523	Robert Harris	Postponed at Hearing by Taxpayer
2010-0526	Brian DiLaura	Submitted
2010-0527	Brian DiLaura	Submitted
2010-1069	Brian DiLaura	Submitted
2010-2213	Marc Dragun	Submitted
2010-2349	Leichtling & Stern Trust	Postponed at Hearing by Taxpayer
2010-4170	Allan Frederick	Submitted

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1013	Sean Crawford	Postponed
2010-2356	Joshua Blachman	Postponed

There being no further business, the Board, at the hour of 4:11 p.m., recessed to reconvene Wednesday, February 22, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 23, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, February 16, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2986
APPLICANT:	JAMESTOWN REALTY CO., LLC
PARCEL NO.:	4991 276
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,409,091.00
APPLICANT'S OPINION:	$1,082,498.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3144
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 024
PARCEL ADDRESS:	0885V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,543.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3145
APPLICANT:	YU, ANNA
PARCEL NO.:	5811 025
PARCEL ADDRESS:	0881V MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,302.00
APPLICANT'S OPINION:	$80,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3530
APPLICANT:	KONG, SHEENA
PARCEL NO.:	1370 027
PARCEL ADDRESS:	0180 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,381.00
APPLICANT'S OPINION:	$1,202,066.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3659
APPLICANT:	GOSS, PETER
PARCEL NO.:	3578 071A
PARCEL ADDRESS:	3539 - 3541 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,902.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3712
APPLICANT:	AVIGNON JULIAN LLC
PARCEL NO.:	3554 040
PARCEL ADDRESS:	0179 JULIAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,192,171.00
APPLICANT'S OPINION:	$613,720.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3829
APPLICANT:	PACIFIC EQUITY ONE LLC
PARCEL NO.:	1030 032
PARCEL ADDRESS:	3051 - 3055 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,910,173.00
APPLICANT'S OPINION:	$1,146,103.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0453
APPLICANT:	BICE, LOLA
PARCEL NO.:	6561 010
PARCEL ADDRESS:	4326 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$967,764.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1989
APPLICANT:	HUESER, ANDREW
PARCEL NO.:	1379 047
PARCEL ADDRESS:	0176 20TH AVE,
TOPIC:	To consider written stipulation agreement
CURRENT ASSESSMENT:	$975,658.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2193
APPLICANT:	LEVITZ, JODI
PARCEL NO.:	6600 032
PARCEL ADDRESS:	0263 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,858,154.00
APPLICANT'S OPINION:	$1,300,708.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2304
APPLICANT:	SHAIKH, ABDUL
PARCEL NO.:	2331 020
PARCEL ADDRESS:	2248 19TH AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,590,152.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2428
APPLICANT:	ZAVVARI, HOSSEIN
PARCEL NO.:	6997 007
PARCEL ADDRESS:	0363 BYXBEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$825,363.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2430
APPLICANT:	CHEN, YAN ANNE
PARCEL NO.:	7085 032
PARCEL ADDRESS:	0142 - RALSTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$395,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, February 16, 2012, at 9:32 a.m.

Present: Louisa Mendoza, John McGary and Ed Campana

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
ASR
#2
2/16/12

Appeal No.	Name	Disposition
2009-3144	Anna Yu	A.V.Lowered (Assessor)
2009-3145	Anna Yu	A.V.Lowered (Assessor)
2009-3530	Sheena Kong	Submitted
2009-3659	Peter Goss	Submitted
2009-3712	Avignon Julian LLC	Submitted
2010-0453	Lola Bice	Submitted
2010-1989	Andrew Hueser	Written Stipulation Approved
2010-2193	Jodi Levitz	Submitted
2010-2304	Abdul Shaikh	Submitted
2010-2428	Hossein Zavvari	Submitted
2010-2430	Yan Anne Chen	Submitted

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2986	Jamestown Realty Co, LLC	Withdrawn
2009-3829	Pacific Equity One LLC	Withdrawn

There being no further business, the Board, at the hour of 12:50 p.m., recessed to reconvene Friday, February 17, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, February 17, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, February 17, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2445
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900364
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,712,117.00
APPLICANT'S OPINION:	$2,391,973.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2446
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900363
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,675,993.00
APPLICANT'S OPINION:	$2,391,670.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2447
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900362
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,657,836.00
APPLICANT'S OPINION:	$2,361,781.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2448
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900372
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,777,967.00
APPLICANT'S OPINION:	$1,944,994.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2449
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900371
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,691,785.00
APPLICANT'S OPINION:	$2,251,035.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2450
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900370
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$3,911,588.00
APPLICANT'S OPINION:	$2,072,157.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2451
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900380
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$3,031,992.00
APPLICANT'S OPINION:	$1,398,332.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2452
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900379
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$3,064,419.00
APPLICANT'S OPINION:	$1,398,092.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2453
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900389
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$1,519,056.00
APPLICANT'S OPINION:	$1,199,912.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2454
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900388
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$1,911,733.00
APPLICANT'S OPINION:	$1,756,442.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2455
APPLICANT:	24 HOUR FITNESS USA INC.
PARCEL NO.:	2009900387
PARCEL ADDRESS:	,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,410,158.00
APPLICANT'S OPINION:	$1,719,707.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0347
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,263,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0348
APPLICANT:	PAPADAKIS, BOBBY
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 4477 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,340,304.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, February 17, 2012, at 9:35 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2008-2445	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2446	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2447	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2448	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2449	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2450	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2451	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2452	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2453	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2454	24 Hour Fitness USA Inc.	Verbal Stipulation Approved
2008-2455	24 Hour Fitness USA Inc.	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0347	Bobby Papadakis	Denied-No Show
2009-0348	Bobby Papadakis	Denied-No Show

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Tuesday, February 21, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 21, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, February 17, 2012, at 11:05 a.m.

Present: Louisa Mendoza, John McGary and Ed Campana

Quorum present

Chairperson: Louisa Mendoza, Presiding

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closed

With no public present for comment, the Board went into closed session at the hour of 11:10 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 11:55 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3530	Sheena Kong	A.V.Lowered (Board)
2009-3659	Peter Goss	A.V.Lowered (Assessor)
2009-3712	Avignon Julian LLC	A.V.Lowered (Board)
2010-0453	Lola Bice	A.V.Lowered (Board)
2010-2193	Jodi Levitz	A.V.Lowered (Board)
2010-2304	Abdul Shaikh	A.V.Lowered (Assessor)
2010-2428	Hossein Zavvari	A.V.Lowered (Board)
2010-2430	Yan Anne Chen	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 12:05 p.m. recessed to reconvene Tuesday, February 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, February 29, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, February 21, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

2/21/12

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4553
APPLICANT:	GOLIB, NARCISO
PARCEL NO.:	3283 028
PARCEL ADDRESS:	0112 DORADO TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$944,473.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1707
APPLICANT:	HULL, DIANA
PARCEL NO.:	2428 008S
PARCEL ADDRESS:	2579 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1722
APPLICANT:	KILROY, DOUGLAS
PARCEL NO.:	0027 052
PARCEL ADDRESS:	0762 0768 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,811,049.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1845
APPLICANT:	FONSECA, JOSE
PARCEL NO.:	5361 013
PARCEL ADDRESS:	1570 UNDERWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1914
APPLICANT:	BROWN, VAUGHN
PARCEL NO.:	1517 013
PARCEL ADDRESS:	0595 0597 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,462,867.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1965
APPLICANT:	ZENG, BAO-YING
PARCEL NO.:	6971B013
PARCEL ADDRESS:	0027 SEMINOLE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$718,108.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2032
APPLICANT:	EDFORS, WAYNE
PARCEL NO.:	2799 042
PARCEL ADDRESS:	0049 HOPKINS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,004,271.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2044
APPLICANT:	CHEN, HENRY
PARCEL NO.:	6989 029
PARCEL ADDRESS:	0522 BRIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,652.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2168
APPLICANT:	CHIN, SHERMAN
PARCEL NO.:	7064A001
PARCEL ADDRESS:	0295 FOOTE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,711.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2266
APPLICANT:	WOO, THOMAS
PARCEL NO.:	2150 012
PARCEL ADDRESS:	2074 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, February 21, 2012, at 9:30 a.m.

Present: Diane Robinson, Louisa Mendoza and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4553	Narciso Golib	A.V.Lowered (Board)
2010-1707	Diana Hull	A.V.Lowered (Board)
2010-1722	Douglas Kilroy	A.V.Lowered (Board), 2 to 1 vote with Ms. Robinson dissenting.
2010-1845	Jose Fonseca	A.V.Lowered (Board)
2010-2032	Wayne Edfors	A.V.Lowered (Board)
2010-2168	Sherman Chin	A.V.Lowered (Board)
2010-2266	Thomas Woo	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1914	Vaughn Brown	Denied-No Show
2010-2044	Henry Chen	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting 2010 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1965	Bao-Ying Zeng	Withdrawn

There being no further business, the Board, at the hour of 12:25 p.m., recessed to reconvene Thursday, February 23, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 29, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, FEBRUARY 22, 2012
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2010-0526

APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,302,050.00
APPLICANT'S OPINION:	$896,400.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

B. APPLICATION: 2010-0527

APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,328,000.00
APPLICANT'S OPINION:	$977,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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C. APPLICATION: 2010-1069

APPLICANT:	DILAURA, BRIAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,276,520.00
APPLICANT'S OPINION:	$942,500.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

D. APPLICATION: 2010-2213

APPLICANT:	DRAGUN, MARC
PARCEL NO.:	3789 841
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

E. APPLICATION: 2010-4170

APPLICANT:	FREDERICK, ALLAN
PARCEL NO.:	0659 018
PARCEL ADDRESS:	1910 - 1912 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,324,941.00
APPLICANT'S OPINION:	$1,007,592.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 22, 2012 at 12:11 p.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Lawrence Lee, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:15 p.m. to deliberate the below listed applications.

At the hour of 1:05 p.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0526	Brian DiLaura	A.V. Lowered (Assessor)
2010-0527	Brian DiLaura	A.V. Lowered (Board)
2010-1069	Brian DiLaura	A.V. Lowered (Assessor)
2010-2213	Marc Dragun	A.V. Lowered (Board)
2010-4170	Allan Frederick	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 1:10 p.m. recessed to reconvene at 1:30 p.m. the same day, Wednesday, February 22, 2012.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 22, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3001
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,346,646.00
APPLICANT'S OPINION:	$28,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6436
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$67,302,800.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6437
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,648,856.00
APPLICANT'S OPINION:	$28,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6535
APPLICANT:	KBS 625 SECOND ST LLC/ KBS REALTY ADVISORS LLC
PARCEL NO.:	3789 007
PARCEL ADDRESS:	0625 02ND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$51,000,000.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0296
APPLICANT:	KBS 625 SECOND ST LLC/ KBS REALTY ADVISORS LLC
PARCEL NO.:	3789 007
PARCEL ADDRESS:	0625 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,020,000.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0297
APPLICANT:	KBS 625 SECOND ST LLC/ KBS REALTY ADVISORS LLC
PARCEL NO.:	3789 007
PARCEL ADDRESS:	0625 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,060,400.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0727
APPLICANT:	IHMS SF, LLC
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,452,378.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0761
APPLICANT:	600 HARRISON LP
PARCEL NO.:	3750 073
PARCEL ADDRESS:	0600 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,521,551.00
APPLICANT'S OPINION:	$29,439,277.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1021
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,855,877.00
APPLICANT'S OPINION:	$29,376,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, February 22, 2012, at 1:34 p.m.

Present: Greg Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 Assessment Roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0727	IHMS SF, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action at this hearing, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3001	KLA Geary, LLC	Postponed
2009-6436	KLA Geary, LLC	Postponed
2009-6437	KLA Geary, LLC	Postponed
2009-6535	KBS 625 Second St, LLC	Withdrawn
2010-0296	KBS 625 Second St, LLC	Withdrawn
2010-0297	KBS 625 Second St, LLC	Withdrawn
2010-0761	600 Harrison LP	Postponed
2010-1021	KLA Geary, LLC	Postponed

There being no further business, the Board, at the hour of 2:37 p.m., recessed to reconvene Thursday, February 23, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 23, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 23, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0444
APPLICANT:	BON AIRE GROUP, LLC
PARCEL NO.:	0279 008
PARCEL ADDRESS:	1040 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,100,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0445
APPLICANT:	BON AIRE GROUP, LLC
PARCEL NO.:	0279 008
PARCEL ADDRESS:	1040 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,222,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0539
APPLICANT:	WANG, PAUL
PARCEL NO.:	0220 022
PARCEL ADDRESS:	1368 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,172.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0560
APPLICANT:	AHMED, MOHAMED
PARCEL NO.:	0473 001B
PARCEL ADDRESS:	3151 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,632,770.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0696
APPLICANT:	SIXTH & BRYANT LLC
PARCEL NO.:	3760 026
PARCEL ADDRESS:	0489 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,844,366.00
APPLICANT'S OPINION:	$1,151,251.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0698
APPLICANT:	SIXTH & BRYANT LLC
PARCEL NO.:	3760 026A
PARCEL ADDRESS:	0489 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,106,618.00
APPLICANT'S OPINION:	$690,749.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0741
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 028
PARCEL ADDRESS:	0575 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$474,855.00
APPLICANT'S OPINION:	$249,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0742
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 029
PARCEL ADDRESS:	0060 GILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,424,573.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0762
APPLICANT:	PETITE AUBERGE, LP
PARCEL NO.:	0283 016
PARCEL ADDRESS:	0863 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,899,280.00
APPLICANT'S OPINION:	$1,328,838.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0763
APPLICANT:	PETITE SWAN LLC dba WHITE SWAN HOTEL
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,260,379.00
APPLICANT'S OPINION:	$1,701,301.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0828
APPLICANT:	LAUB REVOCABLE TRUST
PARCEL NO.:	0176 006
PARCEL ADDRESS:	0807 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,110,000.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0835
APPLICANT:	PATEL, ABDUL
PARCEL NO.:	3755 018
PARCEL ADDRESS:	1110 1114 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$671,888.00
APPLICANT'S OPINION:	$413,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0839
APPLICANT:	COUCH FAMILY TRUST
PARCEL NO.:	0188 010
PARCEL ADDRESS:	1380 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,095,023.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1725
APPLICANT:	COUCH FAMILY TRUST
PARCEL NO.:	0188 010
PARCEL ADDRESS:	1380 WASHINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,435,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1726
APPLICANT:	COUCH FAMILY TRUST
PARCEL NO.:	0188 010
PARCEL ADDRESS:	1380 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,435,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, February 23, 2012, at 9:35 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0696	Sixth & Bryant LLC	Verbal Stipulation Approved
2010-0696	Sixth & Bryant LLC	Verbal Stipulation Approved
2010-0839	Couch Family Trust	Denied
2010-1725	Couch Family Trust	A.V.Lowered (Board)
2010-1726	Couch Family Trust	A.V.Lowered (Board)

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The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0835	Abdul Patel	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the Assessment Roll having not been present for hearing as scheduled, the Board took no action at this hearing, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0444	Bon Aire Group, LLC	Postponed
2010-0445	Bon Aire Group, LLC	Postponed
2010-0539	Paul Wang	Withdrawn
2010-0560	Mohamed Ahmed	Withdrawn
2010-0741	Joseph Harney	Postponed
2010-0742	Joseph Harney	Postponed
2010-0762	Petite Auberge, LP	Postponed
2010-0763	Petite Swan LLC	Postponed
2010-0828	Laub Revocable Trust	Withdrawn

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Friday, February 24, 2012 at 3:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, February 24, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, February 23, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0598
APPLICANT:	BINGHAM MCCUTCHEN LLP
PARCEL NO.:	2008200367
PARCEL ADDRESS:	00000003 0000EMBARCADERO CTR, 2500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,897,268.00
APPLICANT'S OPINION:	$11,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1213
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008206828
PARCEL ADDRESS:	00000865 0000MARKET ST, 1047
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$263,741.00
APPLICANT'S OPINION:	$26,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1214
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008207744
PARCEL ADDRESS:	00003251 000020TH AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$352,920.00
APPLICANT'S OPINION:	$35,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1215
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2008208642
PARCEL ADDRESS:	00000865 0000MARKET ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$729,997.00
APPLICANT'S OPINION:	$73,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1216
APPLICANT:	SUNGLASS IACON
PARCEL NO.:	2008206513
PARCEL ADDRESS:	00000835 0000MARKET ST, 9106
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$167,144.00
APPLICANT'S OPINION:	$43,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1217
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008206830
PARCEL ADDRESS:	00000845 0000MARKET ST, LEVEL 4
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$344,610.00
APPLICANT'S OPINION:	$34,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1218
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008205515
PARCEL ADDRESS:	00001887 0000UNION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$218,977.00
APPLICANT'S OPINION:	$45,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1219
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008206831
PARCEL ADDRESS:	00000000 0000PIER 39 - BEACH STREET ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$203,536.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1220
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008206826
PARCEL ADDRESS:	00000188 0000O'FARRELL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$200,040.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1221
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2008201608
PARCEL ADDRESS:	00003251 000020TH AVE, 0219
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$370,952.00
APPLICANT'S OPINION:	$38,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1222
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2008201609
PARCEL ADDRESS:	00000100 0000BATTERY ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$581,174.00
APPLICANT'S OPINION:	$59,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1223
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2008201607
PARCEL ADDRESS:	00000685 0000MARKET ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,185,066.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1224
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2008208771
PARCEL ADDRESS:	00002800 0000LEAVENWORTH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$657,517.00
APPLICANT'S OPINION:	$66,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1482
APPLICANT:	PACIFIC EXCHANGE, INC.
PARCEL NO.:	2008200401
PARCEL ADDRESS:	00000220 0000MONTGOMERY ST, 0200
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,204,388.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, February 24, 2012, at 3:30 p.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2003 Assessment Roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2009-6278	Beng San Ong	Board Approved Assessor's recommendation to cancel supplemental assessment.

There being no further business, the Board, at the hour of 4:15 p.m., recessed to reconvene Tuesday, February 28, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 28, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, February 27, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0825
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900522
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,184,353.00
APPLICANT'S OPINION:	$1,036,830.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0826
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900521
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$11,199,268.00
APPLICANT'S OPINION:	$1,014,224.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0827
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900520
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,827,851.00
APPLICANT'S OPINION:	$950,672.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0828
APPLICANT:	NBC UNIVERSAL dba NBC INTERNET
PARCEL NO.:	2009900497
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,843,419.00
APPLICANT'S OPINION:	$928,160.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2552
APPLICANT:	DELMON, DIRK
PARCEL NO.:	3006 009
PARCEL ADDRESS:	0024 COVENTRY CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2708
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009202155
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,254,892.00
APPLICANT'S OPINION:	$1,105,294.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2709
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009206054
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,493,298.00
APPLICANT'S OPINION:	$2,038,170.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2710
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009205125
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,010,655.00
APPLICANT'S OPINION:	$3,328,448.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2712
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009204626
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,025,391.00
APPLICANT'S OPINION:	$880,668.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2817
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 024
PARCEL ADDRESS:	3043 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$364,098.00
APPLICANT'S OPINION:	$197,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2818
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 025
PARCEL ADDRESS:	3045 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$345,960.00
APPLICANT'S OPINION:	$182,320.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3024
APPLICANT:	BPG PACIFIC LLC
PARCEL NO.:	7081B001
PARCEL ADDRESS:	1101 JUNIPERO SERRA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$921,914.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3034
APPLICANT:	YANG, INJA
PARCEL NO.:	4832 016
PARCEL ADDRESS:	1395 WALLACE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$656,439.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, February 27, 2012, at 9:37 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0825	NBC Universal/NBC Internet	Denied-No Show
2009-0826	NBC Universal/NBC Internet	Denied-No Show
2009-0827	NBC Universal/NBC Internet	Denied-No Show
2009-0828	NBC Universal/NBC Internet	Denied-No Show
2009-2552	Dirk Delmon	Denied-No Show
2009-2817	Eddie Tsang	Denied-No Show
2009-2818	Eddie Tsang	Denied-No Show
2009-3024	BPG Pacific LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2708	Comcast of California	Withdrawn
2009-2709	Comcast of California	Withdrawn
2009-2710	Comcast of California	Withdrawn
2009-2712	Comcast of California	Withdrawn
2009-3034	Inja Yang	Postponed

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Wednesday, February 29, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 29, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 28, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$84,307,905.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2711
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009700933
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,400,558.00
APPLICANT'S OPINION:	$64,015,090.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3309
APPLICANT:	UNITED COMMERCIAL BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,607,448.00
APPLICANT'S OPINION:	$11,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4945
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,243,044.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4947
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,543,480.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0743
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3722 301
PARCEL ADDRESS:	0188 MINNA ST, 29A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,635,970.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4470
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,656,994.00
APPLICANT'S OPINION:	$15,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 28, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$333,544.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6409
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6410
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6569
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$875,710.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6570
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance
CURRENT ASSESSMENT:	$902,770.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6571
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance
CURRENT ASSESSMENT:	$799,181.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0182
APPLICANT:	SANFORD, KAREN
PARCEL NO.:	2691 016
PARCEL ADDRESS:	0060 CASELLI AVE,
TOPIC:	Reinstate application that was previously denied for Non-Appearance
CURRENT ASSESSMENT:	$1,596,207.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0478
APPLICANT:	ORDANO FAMILY, LTP
PARCEL NO.:	1379 013
PARCEL ADDRESS:	0171 19TH AVE,
TOPIC:	Reinstate application that was previously denied for Non-Appearance
CURRENT ASSESSMENT:	$3,310,534.00
APPLICANT'S OPINION:	$2,501,080.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0855
APPLICANT:	TROUP, DAVID
PARCEL NO.:	3540 017
PARCEL ADDRESS:	2222 2224 15TH ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,316,134.00
APPLICANT'S OPINION:	$990,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0984
APPLICANT:	KIRKPATRICK, JOHN
PARCEL NO.:	0933 020
PARCEL ADDRESS:	3038 3040 LYON ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance
CURRENT ASSESSMENT:	$2,184,852.00
APPLICANT'S OPINION:	$1,545,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1249
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,661,099.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1525
APPLICANT:	KAMRIN, EDWARD
PARCEL NO.:	7517 233
PARCEL ADDRESS:	0255 RED ROCK WAY, 301H
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$555,293.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1642
APPLICANT:	SUNDELL, CAROL
PARCEL NO.:	4098 023
PARCEL ADDRESS:	0771 WISCONSIN ST,
TOPIC:	Reinstate application that was previously Rejected.
CURRENT ASSESSMENT:	$1,010,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1740
APPLICANT:	STILWELL, JOSEPH
PARCEL NO.:	6639 015
PARCEL ADDRESS:	0444 30TH ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,400,194.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3201
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Reinstate application that was previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$918,640.00
APPLICANT'S OPINION:	$721,574.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5486
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,751,005.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5487
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,746,857.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5488
APPLICANT:	MORALES, NAHUM
PARCEL NO.:	5376 038
PARCEL ADDRESS:	0161 BOUTWELL ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$319,688.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1219
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207460
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$84,307,905.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2711
APPLICANT:	COMCAST OF CALIFORNIA
PARCEL NO.:	2009700933
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,400,558.00
APPLICANT'S OPINION:	$64,015,090.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

02-27-12A08:39 RCVD

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3309
APPLICANT:	UNITED COMMERCIAL BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,607,448.00
APPLICANT'S OPINION:	$11,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4945
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,243,044.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4947
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,543,480.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0743
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3722 301
PARCEL ADDRESS:	0188 MINNA ST, 29A
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,635,970.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4470
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,656,994.00
APPLICANT'S OPINION:	$15,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reachingit's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B.Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, February 28, 2012, at 9:30 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4945	Brannan Investors LP	A.V. Lowered (Board)
2009-4947	Brannan Investors LP	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1219	Barclays Global Investors	Postponed
2009-2711	Comcast of California	Withdrawn
2009-3309	United Commercial Bank	Postponed
2010-0743	Shirley Hwang	Withdrawn
2010-4470	VNO Patson Cannery LP	Postponed

RECESS

The Board, at the hour of 12:35 p.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

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Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5653	Romeo Baful	Approved Reinstating Application
2009-6409	Byron Meyer	Approved Reinstating Application
2009-6410	Byron Meyer	Approved Reinstating Application
2009-6569	Gabriella Ghai	Approved Reinstating Application
2009-6570	Gabriella Ghai	Approved Reinstating Application
2009-6571	Gabriella Ghai	Approved Reinstating Application
2010-0182	Karen Sanford	Denied Reinstating Application; 2-1 vote with Member Morris voting to approve
2010-0478	Ordano Family, LP	Denied Reinstating Application
2010-1249	Kenneth Schmier	Approved Reinstating Application
2010-1642	Carol Sundell	Approved Reinstating Application
2010-3201	Gabriella Ghai	Approved Reinstating Application
2011-5486	Wayland, LLC	Accepted as Timely Filed
2011-5487	Wayland, LLC	Accepted as Timely Filed
2011-5488	Nahum Morales	Accepted as Timely Filed

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0984	John Kirkpatrick	Denied-No Show
2010-1525	Edward Kamrin	Denied-No Show
2010-1740	Joseph Stilwell	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective application:

Appeal No.	Name	Disposition
2010-0855	David Troup	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Thursday, March 1, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 05, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 28, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$333,544.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6409
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Request to reinstate application; previously withdrawn.
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6410
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Request to reinstate application; previously withdrawn.
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6569
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$875,710.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6570
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$902,770.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6571
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$799,181.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0182
APPLICANT:	SANFORD, KAREN
PARCEL NO.:	2691 016
PARCEL ADDRESS:	0060 CASELLI AVE,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,596,207.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0478
APPLICANT:	ORDANO FAMILY, LTP
PARCEL NO.:	1379 013
PARCEL ADDRESS:	0171 19TH AVE,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$3,310,534.00
APPLICANT'S OPINION:	$2,501,080.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0855
APPLICANT:	TROUP, DAVID
PARCEL NO.:	3540 017
PARCEL ADDRESS:	2222 - 2224 15TH ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,316,134.00
APPLICANT'S OPINION:	$990,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0984
APPLICANT:	KIRKPATRICK, JOHN
PARCEL NO.:	0933 020
PARCEL ADDRESS:	3038 - 3040 LYON ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$2,184,852.00
APPLICANT'S OPINION:	$1,545,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1249
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,661,099.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1525
APPLICANT:	KAMRIN, EDWARD
PARCEL NO.:	7517 233
PARCEL ADDRESS:	0255 RED ROCK WAY, 301H
TOPIC:	Request to reinstate application; previously withdrawn.
CURRENT ASSESSMENT:	$555,293.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1642
APPLICANT:	SUNDELL, CAROL
PARCEL NO.:	4098 023
PARCEL ADDRESS:	0771 WISCONSIN ST,
TOPIC:	Reinstate application that was previously Rejected.
CURRENT ASSESSMENT:	$1,010,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1740
APPLICANT:	STILWELL, JOSEPH
PARCEL NO.:	6639 015
PARCEL ADDRESS:	0444 30TH ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$1,400,194.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3201
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	5879 040
PARCEL ADDRESS:	0139 SWEENY ST,
TOPIC:	Request to reinstate application; previously denied for Non-Appearance.
CURRENT ASSESSMENT:	$918,640.00
APPLICANT'S OPINION:	$721,574.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5486
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	Request to consider as timely filed.
CURRENT ASSESSMENT:	$1,751,005.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5487
APPLICANT:	WAYLAND, LLC
PARCEL NO.:	0301 015
PARCEL ADDRESS:	1030 LARKIN ST,
TOPIC:	Request to consider as timely filed.
CURRENT ASSESSMENT:	$1,746,857.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5488
APPLICANT:	MORALES, NAHUM
PARCEL NO.:	5376 038
PARCEL ADDRESS:	0161 BOUTWELL ST,
TOPIC:	Request to consider as timely filed.
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$319,688.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, February 29, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1883
APPLICANT:	PACIFIC BELL DIRECTORY / AT&T SERVICES
PARCEL NO.:	2008400226
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,286,568.00
APPLICANT'S OPINION:	$3,143,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1885
APPLICANT:	SBC INTERNET SERVICES / AT&T SERVICES
PARCEL NO.:	2008209061
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,921,342.00
APPLICANT'S OPINION:	$2,959,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1886
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008206296
PARCEL ADDRESS:	00000795 0000FOLSOM ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,727,254.00
APPLICANT'S OPINION:	$2,863,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1887
APPLICANT:	AT&T SERVICES
PARCEL NO.:	2008204018
PARCEL ADDRESS:	00000140 0000NEW MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,769,974.00
APPLICANT'S OPINION:	$885,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2375
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900419
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,833.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2377
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900422
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$884,296.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2378
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900421
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,060,921.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2379
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900420
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,063,335.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3485
APPLICANT:	WHOLE FOODS MARKET, INC.
PARCEL NO.:	2009209443
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,336,758.00
APPLICANT'S OPINION:	$6,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3488
APPLICANT:	WHOLE FOODS MARKET, INC.
PARCEL NO.:	2009203379
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,607,591.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3491
APPLICANT:	WHOLE FOODS MARKET, INC.
PARCEL NO.:	2009206063
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,881,363.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0943
APPLICANT:	CHEN, EUGENE
PARCEL NO.:	6156 017
PARCEL ADDRESS:	0809 GIRARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$594,786.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1402
APPLICANT:	RITA SUEN REVOC LVG TRUST
PARCEL NO.:	1457 008
PARCEL ADDRESS:	0441 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,212.00
APPLICANT'S OPINION:	$941,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, February 29, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0943	Eugene Chen	A.V.Lowered (Board)
2010-1402	Rita Suen Revoc LVG Trust	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1883	Pacific Bell Directory	Withdrawn
2008-1885	SBC Internet Services	Withdrawn
2008-1886	AT&T Services	Postponed
2008-1887	AT&T Services	Postponed
2008-2375	Ascent Media Group, Inc.	Postponed
2008-2377	Ascent Media Group, Inc.	Postponed
2008-2378	Ascent Media Group, Inc.	Postponed
2008-2379	Ascent Media Group, Inc.	Postponed
2009-3485	Whole Foods Market, Inc.	Postponed
2009-3488	Whole Foods Market, Inc.	Withdrawn
2009-3491	Whole Foods Market, Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Thursday, March 1, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, March 01, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 01, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0101
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$234,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0102
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$259,228.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0103
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 011
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$275,289.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0104
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$237,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0105
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$262,240.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0106
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$278,548.00
APPLICANT'S OPINION:	$94,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0107
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$245,523.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0108
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$270,933.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0109
APPLICANT:	QUINLAN, PATRICK
PARCEL NO.:	5513 020
PARCEL ADDRESS:	1511V YORK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,515.00
APPLICANT'S OPINION:	$187,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3507
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009204454
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$11,973,595.00
APPLICANT'S OPINION:	$3,576,453.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3510
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO.:	2009211202
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,234,048.00
APPLICANT'S OPINION:	$356,580.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0970
APPLICANT:	LEE, THOMAS
PARCEL NO.:	1749 025
PARCEL ADDRESS:	0015 LINCOLN WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,739,342.00
APPLICANT'S OPINION:	$1,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2339
APPLICANT:	SHERMAN, MARK
PARCEL NO.:	3625 028
PARCEL ADDRESS:	0475 ALVARADO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,838,581.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, March 1, 2012, at 9:30 a.m.

Present: John McGary, Louisa Mendoza and Meg Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2010-2339	Mark Sherman	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the various roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0101	Patrick Quinlan	Postponed
2009-0102	Patrick Quinlan	Postponed
2009-0103	Patrick Quinlan	Postponed
2009-0104	Patrick Quinlan	Postponed
2009-0105	Patrick Quinlan	Postponed
2009-0106	Patrick Quinlan	Postponed
2009-0107	Patrick Quinlan	Postponed
2009-0108	Patrick Quinlan	Postponed
2009-0109	Patrick Quinlan	Postponed
2009-3507	Microsoft Corporation	Postponed
2009-3510	Microsoft Corporation	Postponed
2010-0970	Thomas Lee	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Monday, March 5, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board March 5, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 01, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0477
APPLICANT:	GALLAGHER, COLIN
PARCEL NO.:	3785 080
PARCEL ADDRESS:	0175 BLUXOME ST, #217
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,000.00
APPLICANT'S OPINION:	$513,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0592
APPLICANT:	MARK, PRISCILLA
PARCEL NO.:	0060 168
PARCEL ADDRESS:	0240 LOMBARD ST, 732
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$518,964.00
APPLICANT'S OPINION:	$395,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0597
APPLICANT:	WILCOX, PAIGE
PARCEL NO.:	0779 159
PARCEL ADDRESS:	0988 FULTON ST, UNIT 219
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$587,572.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0721
APPLICANT:	LESTIYO, INGRID
PARCEL NO.:	0696 077
PARCEL ADDRESS:	1388 GOUGH ST, 1001
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0726
APPLICANT:	COHEN, JOSHUA
PARCEL NO.:	2772 014
PARCEL ADDRESS:	0570 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,567,326.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0748
APPLICANT:	GORDON, BERNARD
PARCEL NO.:	3789 849
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,346,428.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0781
APPLICANT:	BUSICK, CHRISTOPHER
PARCEL NO.:	3707 078
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, 212
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$687,012.00
APPLICANT'S OPINION:	$412,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0827
APPLICANT:	LAZZARESCHI, BENJAMIN
PARCEL NO.:	0472 054
PARCEL ADDRESS:	1468 FRANCISCO ST, 4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$741,866.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0924
APPLICANT:	MURPHY, YOUNGHEE KIM
PARCEL NO.:	3771 065
PARCEL ADDRESS:	0501 BEALE ST, # 11B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$905,000.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0985
APPLICANT:	KIRKPATRICK, JOHN
PARCEL NO.:	3745 157
PARCEL ADDRESS:	0318 SPEAR ST, UNIT 8D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$493,826.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1100
APPLICANT:	LANZA, GUIDO
PARCEL NO.:	0157 074
PARCEL ADDRESS:	1061 BROADWAY , 3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$990,000.00
APPLICANT'S OPINION:	$890,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1108
APPLICANT:	SUN, STEVEN
PARCEL NO.:	0254 063
PARCEL ADDRESS:	0930 PINE ST, 215
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$570,512.00
APPLICANT'S OPINION:	$450,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 1, 2012, at 1:35 p.m.

Present: Edward Campaña, Diane Robinson and Mark Watts

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0477	Colin Gallagher	Submitted
2010-0985	John Kirkpatrick	Submitted

At the hour of 2:25 p.m. the Board went into closed session to deliberate the above two applications. The Board reconvened in open session at 2:46 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0477	Colin Gallagher	A.V. Lowered (Board)
2010-0985	John Kirkpatrick	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2010 roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0597	Paige Wilcox	Denied; No Show
2010-0721	Ingrid Lestiyo	Denied; No Show
2010-0781	Christopher Busick	Denied; No Show
2010-0827	Benjamin Lazzareschi	Denied; No Show

There being no further business, the Board, at the hour of 2:52 p.m., recessed to reconvene Monday, March 5, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 05, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 05, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6447
APPLICANT:	TUASON, ROMAN
PARCEL NO.:	6197 005D
PARCEL ADDRESS:	1381 BRUSSELS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$280,532.00
APPLICANT'S OPINION:	$47,937.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0269
APPLICANT:	CHUNG-MAO, MY
PARCEL NO.:	5382 002
PARCEL ADDRESS:	0008 TOPEKA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$530,324.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0860
APPLICANT:	TAYLOR VIEW LLC
PARCEL NO.:	0614 012
PARCEL ADDRESS:	2300 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,755,951.00
APPLICANT'S OPINION:	$2,317,273.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0861
APPLICANT:	TAYLOR VIEW LLC
PARCEL NO.:	0158 024
PARCEL ADDRESS:	1534 1544 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,267,801.00
APPLICANT'S OPINION:	$2,805,787.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0916
APPLICANT:	CLARE TAVERN, LLC
PARCEL NO.:	0847 017
PARCEL ADDRESS:	0670 0672 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,011,517.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0989
APPLICANT:	KOKUBU, EITA
PARCEL NO.:	0237 013
PARCEL ADDRESS:	0220 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,253,363.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5558
APPLICANT:	BOWMAN, JOSHUA
PARCEL NO.:	0982 007
PARCEL ADDRESS:	3124 3134 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,740,960.00
APPLICANT'S OPINION:	$3,718,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 5, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2007 and 2010 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6447	Roman Tuason	Board approved Assessor's recommendation to cancel supplemental assessment.
2010-0860	Taylor View LLC	A.V. Lowered (Board)
2010-0861	Taylor View LLC	A.V. Lowered by Board, but higher than assessor's recommended value.

The following listed applicant for change in the assessed valuation of property affecting the 2010 roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0916	Clare Tavern, LLC	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the various roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0269	My Chung-Mao	Postponed
2010-0989	Eita Kokubu	Withdrawn
2010-5558	Joshua Bowman	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Tuesday, March 6, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on March 6, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 05, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1089
APPLICANT:	MONTICELLO HOTEL LLC
PARCEL NO.:	2010206509
PARCEL ADDRESS:	00000127 0000ELLIS ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,912,650.00
APPLICANT'S OPINION:	$2,992,400.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

03-01-12A10:50 RCVD

DATE POSTED
FEB 29 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1521
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2010204643
PARCEL ADDRESS:	00000555 0000CALIFORNIA ST, 2700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$23,050,534.00
APPLICANT'S OPINION:	$11,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1548
APPLICANT:	PORTS, TIM
PARCEL NO.:	4850 019
PARCEL ADDRESS:	1440 BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,430,581.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1549
APPLICANT:	PORTS, TIM
PARCEL NO.:	4850 038
PARCEL ADDRESS:	1460 BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,027,758.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1550
APPLICANT:	PORTS, TIM
PARCEL NO.:	4850 037
PARCEL ADDRESS:	1450 BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,027,758.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1580
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	3570 046
PARCEL ADDRESS:	0135 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,179,662.00
APPLICANT'S OPINION:	$1,555,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1596
APPLICANT:	PAU, JOHN
PARCEL NO.:	1808 049
PARCEL ADDRESS:	4041 4045 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,515.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1623
APPLICANT:	KALLENBACH, CHAU THI
PARCEL NO.:	1752 016
PARCEL ADDRESS:	1280 1282 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,328,659.00
APPLICANT'S OPINION:	$945,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1779
APPLICANT:	MURATORE PROPERTIES, INC.
PARCEL NO.:	5423A014
PARCEL ADDRESS:	2525 PHELPS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,840,516.00
APPLICANT'S OPINION:	$1,846,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1801
APPLICANT:	LIU, JESSICA
PARCEL NO.:	1578 014A
PARCEL ADDRESS:	3426 3428 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,312,036.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1835
APPLICANT:	BIGELOW HOLDINGS, LLC
PARCEL NO.:	5237 033
PARCEL ADDRESS:	1275 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,579,571.00
APPLICANT'S OPINION:	$1,676,720.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1843
APPLICANT:	1905 MISSION STREET LLC
PARCEL NO.:	6969 011
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,489,200.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1905
APPLICANT:	O'DONOVAN, TIMOTHY
PARCEL NO.:	1375 008
PARCEL ADDRESS:	0135 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,340,440.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 5, 2012, at 1:42 p.m.

Present: Louisa Mendoza and Margaret Ruxton

Quorum present

Chairperson: Margaret Ruxton, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present, and with both parties agreeing to be heard by a quorum of the Board, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2010-1801	Jessica Liu	Verbal Stipulation Approved

At the hour of 2:00 p.m. the Board was joined by Mervin Conlan, and the following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1580	Fred Levinson	Verbal Stipulation Approved
2010-1623	Chau Thi Kallenbach	Verbal Stipulation Approved
2010-1779	Muratore Properties, Inc.	Submitted

At the hour of 2:40 p.m., the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 2:50 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1779	Muratore Properties, Inc.	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1905	Timothy O'Donovan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1089	Monticello Hotel, LLC	Postponed
2010-1521	Kirkland & Ellis, LLP	Postponed
2010-1548	Tim Ports	Withdrawn
2010-1549	Tim Ports	Withdrawn
2010-1550	Tim Ports	Withdrawn
2010-1596	John Pau .	Withdrawn
2010-1835	Bigelow Holdings, LLC	Withdrawn
2010-1843	1905 Mission Street, LLC	Postponed

There being no further business, the Board, at the hour of 2:53 p.m., recessed to reconvene Wednesday, March 7, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 7, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 06, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3569
APPLICANT:	SULLIVAN, DAVID
PARCEL NO.:	0472 008
PARCEL ADDRESS:	3219 3221 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,834,153.00
APPLICANT'S OPINION:	$1,558,784.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 29 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5524
APPLICANT:	450 CLEMENTINA STREET ASSOCS L
PARCEL NO.:	3732 074
PARCEL ADDRESS:	0251 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,451,883.00
APPLICANT'S OPINION:	$1,380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1114
APPLICANT:	SHEN, BING
PARCEL NO.:	0539 004
PARCEL ADDRESS:	2939 2941 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,113,497.00
APPLICANT'S OPINION:	$1,268,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1126
APPLICANT:	AN, YUNILL
PARCEL NO.:	3793 157
PARCEL ADDRESS:	0088 KING ST, #805
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,218,852.00
APPLICANT'S OPINION:	$732,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1128
APPLICANT:	KALTHOFF FAMILY REVOCABLE TRUST
PARCEL NO.:	0121A045
PARCEL ADDRESS:	1070 GREEN ST, 1702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,298.00
APPLICANT'S OPINION:	$738,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1129
APPLICANT:	YELLON FAMILY TRUST
PARCEL NO.:	0167 014
PARCEL ADDRESS:	0014 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,041,372.00
APPLICANT'S OPINION:	$625,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1130
APPLICANT:	VARMA, ANUJ
PARCEL NO.:	0732 089
PARCEL ADDRESS:	1310 FILLMORE ST, #805
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$641,077.00
APPLICANT'S OPINION:	$385,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1131
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,289,561.00
APPLICANT'S OPINION:	$1,373,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1134
APPLICANT:	TAVERNETTI FAMILY TRUST
PARCEL NO.:	0047 003D
PARCEL ADDRESS:	1052 1056 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,182,733.00
APPLICANT'S OPINION:	$1,310,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1141
APPLICANT:	OLIVER FAMILY LIVING TRUST
PARCEL NO.:	3774 185
PARCEL ADDRESS:	0301 BRYANT ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,633,520.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1258
APPLICANT:	HUANG, SIU
PARCEL NO.:	3756 010
PARCEL ADDRESS:	0351 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,968,573.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 6, 2012, at 1:35 p.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3569	David Sullivan	Approved Verbal Stipulation
2009-5524	450 Clementina Street Assoc.	Approved Verbal Stipulation
2010-1114	Bing Shen	Approved Verbal Stipulation
2010-1126	Yunill An	Approved Verbal Stipulation
2010-1130	Anuj Varma	Approved Verbal Stipulation
2010-1131	Sam Borno	Approved Verbal Stipulation
2010-1141	Oliver Family Living Trust	Approved Verbal Stipulation
2010-1143	David Sullivan	Postponed
2010-1144	Charles Cheng	Approved Verbal Stipulation
2010-1165	Henry Nita	Submitted
2010-1258	Siu Huang	Postponed

SF
A82
#2
3/6/12

At the hour of 3:05 p.m., the Board went into closed session to deliberate the above-referenced submitted application. The Board reconvened in open session at 3:20 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1165	Henry Nita	Denied

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1128	Kalthoff Family Rev Trust	Withdrawn
2010-1129	Yellon Family Trust	Withdrawn
2010-1134	Tavernetti Family Trust	Withdrawn
2010-1180	Lombard Street, LLC	Postponed
2010-1181	Lombard Street, LLC	Postponed
2010-1182	Lombard Street, LLC	Postponed

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Wednesday, March 7, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

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Approved by the Board on March 15, 2012

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 07, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1906
APPLICANT:	WAC SFTC HOLDINGS LLC
PARCEL NO.:	2010521561
PARCEL ADDRESS:	00000645 00005TH ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,767,118.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1910
APPLICANT:	UMANSKY, ANGELINA
PARCEL NO.:	0930 048
PARCEL ADDRESS:	3321 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,045,762.00
APPLICANT'S OPINION:	$900,762.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1920
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4263 007
PARCEL ADDRESS:	1366 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$762,257.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1921
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4214 018
PARCEL ADDRESS:	1227 1231 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$965,174.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1927
APPLICANT:	PARTRIDGE, JAMES
PARCEL NO.:	5314 050
PARCEL ADDRESS:	1940 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,646,732.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1930
APPLICANT:	UMANSKY, ANGELINA
PARCEL NO.:	0930 047
PARCEL ADDRESS:	3319 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$952,253.00
APPLICANT'S OPINION:	$845,253.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1945
APPLICANT:	MADISON GRAHAM COLORGRAPHICS INC.
PARCEL NO.:	2010201293
PARCEL ADDRESS:	00000888 0000TENNESSEE ST, 1921
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,480,307.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1952
APPLICANT:	RHEE, MICHAEL
PARCEL NO.:	2626 046
PARCEL ADDRESS:	0002 VULCAN STWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,633,220.00
APPLICANT'S OPINION:	$1,257,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1975
APPLICANT:	CHEONG, JUDY LAI FUN
PARCEL NO.:	1437 039
PARCEL ADDRESS:	0441 0445 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,507,865.00
APPLICANT'S OPINION:	$1,051,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1977
APPLICANT:	LIEU, JIM
PARCEL NO.:	6462 001
PARCEL ADDRESS:	5201 5205 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,299.00
APPLICANT'S OPINION:	$413,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1980
APPLICANT:	NOE VALLEY VENTURE LLC
PARCEL NO.:	2831 010
PARCEL ADDRESS:	4136 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,240,723.00
APPLICANT'S OPINION:	$671,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1982
APPLICANT:	WONG, DOC-FAI
PARCEL NO.:	2402 026
PARCEL ADDRESS:	1351 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,350,362.00
APPLICANT'S OPINION:	$817,414.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2475
APPLICANT:	TEIJEIRO, BARBARA
PARCEL NO.:	5878 020
PARCEL ADDRESS:	0293V SWEENY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$441,122.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2476
APPLICANT:	TEIJEIRO, BARBARA
PARCEL NO.:	5878 019
PARCEL ADDRESS:	0299 SWEENY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$726,554.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 7, 2012, at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan , Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1920	Frank Stonich	A.V.Lowered (Assessor)
2010-1921	Frank Stonich	A.V.Lowered (Assessor)
2010-1977	Jim Lieu	Written Stipulation Approved
2010-2475	Barbara Teijeiro	A.V.Lowered (Assessor)
2010-2476	Barbara Teijeiro	A.V.Lowered (Assessor)

SF
A82
#2
3/7/12

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1910	Angelina Umansky	Denied-No Show
2010-1930	Angelina Umansky	Denied-No Show
2010-1952	Michael Rhee	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1906	WAC SFTC Holdings LLC	Withdrawn
2010-1927	James Partridge	Postponed
2010-1945	Madison Graham Colorgraph	Postponed
2010-1975	Judy Lai Fun Cheong	Withdrawn
2010-1980	Noe Valley Venture LLC	Withdrawn
2010-1982	DOC-Fai Wong	Withdrawn

There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Thursday, March 8, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, March 08, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 07, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A 92
#1
3/7/12

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2375
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900419
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$10,833.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2377
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900422
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$884,296.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2378
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900421
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,060,921.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2379
APPLICANT:	ASCENT MEDIA GROUP, INC
PARCEL NO.:	2009900420
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,063,335.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2604
APPLICANT:	524 HOWARD STREET LLC
PARCEL NO.:	3721 013
PARCEL ADDRESS:	0524 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,409,000.00
APPLICANT'S OPINION:	$3,679,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6113
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,860,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6114
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,957,200.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6115
APPLICANT:	2635 FILLMORE LLC
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,056,344.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6116
APPLICANT:	2295 BROADWAY LLC
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,980,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6117
APPLICANT:	2295 BROADWAY LLC
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,980,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0078
APPLICANT:	PEREZ-VARGAS, JUAN-DIEGO
PARCEL NO.:	0118 015
PARCEL ADDRESS:	0010 AUGUST ALY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$487,120.00
APPLICANT'S OPINION:	$307,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3007
APPLICANT:	TO, JAMES
PARCEL NO.:	0581 013A
PARCEL ADDRESS:	2295 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,968,947.00
APPLICANT'S OPINION:	$1,000,750.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3010
APPLICANT:	TO, JAMES
PARCEL NO.:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,050,869.00
APPLICANT'S OPINION:	$3,506,510.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 7, 2012, at 1:32 p.m.

Present: Edward Campaña, Lawrence Lee and Jeff Morris

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2375	Ascent Media Group, Inc.	Approved Assessor's Recommendation to Cancel Assessment
2008-2377	Ascent Media Group, Inc.	Approved Verbal Stipulation
2008-2378	Ascent Media Group, Inc.	Approved Verbal Stipulation
2008-2379	Ascent Media Group, Inc.	Approved Verbal Stipulation

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0078	Juan Diego Perez-Vargas	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2604	524 Howard Street, LLC	Withdrawn
2009-6113	2635 Fillmore, LLC	Postponed
2009-6114	2635 Fillmore, LLC	Postponed
2009-6115	2635 Fillmore, LLC	Postponed
2009-6116	2295 Broadway, LLC	Postponed
2009-6117	2295 Broadway, LLC	Postponed
2010-3007	James To	Postponed
2010-3010	James To	Postponed

There being no further business, the Board, at the hour of 2:13 p.m., recessed to reconvene Monday, March 12, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on March 15, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 08, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3940
APPLICANT:	BULTMAN, GARY
PARCEL NO.:	3561 074
PARCEL ADDRESS:	2295 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,626,900.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1135
APPLICANT:	AFANASYEVA, TATYANA
PARCEL NO.:	1870 026
PARCEL ADDRESS:	2025 2027 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,511,810.00
APPLICANT'S OPINION:	$907,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1137
APPLICANT:	CONSTANTINE, JAMES
PARCEL NO.:	6580 016
PARCEL ADDRESS:	0446 27TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,160,930.00
APPLICANT'S OPINION:	$696,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1138
APPLICANT:	LEE, LANCE
PARCEL NO.:	2641 021
PARCEL ADDRESS:	0235 EDGEWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,801,654.00
APPLICANT'S OPINION:	$1,681,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1139
APPLICANT:	LEE, LANCE
PARCEL NO.:	5211 031
PARCEL ADDRESS:	3450 03RD ST, 1D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,065,922.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1145
APPLICANT:	BUCONJIC, ZVONIMIR
PARCEL NO.:	8708 102
PARCEL ADDRESS:	0255 BERRY ST, #705
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,022,570.00
APPLICANT'S OPINION:	$666,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1437
APPLICANT:	WADE, JUDY
PARCEL NO.:	1333 036
PARCEL ADDRESS:	0247 0251 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,318,952.00
APPLICANT'S OPINION:	$1,992,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1850
APPLICANT:	28 PARKER-A LLC
PARCEL NO.:	1036 034
PARCEL ADDRESS:	0028 PARKER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,893,533.00
APPLICANT'S OPINION:	$2,730,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1864
APPLICANT:	LE, VU
PARCEL NO.:	3567 001
PARCEL ADDRESS:	3201 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,914,988.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1868
APPLICANT:	574 ESCUELA LLC
PARCEL NO.:	1046 022
PARCEL ADDRESS:	0600 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,849,964.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1871
APPLICANT:	WONG, LORRAINE
PARCEL NO.:	1525 011
PARCEL ADDRESS:	0455 0457 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$847,384.00
APPLICANT'S OPINION:	$595,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3732
APPLICANT:	LEE, DARREN
PARCEL NO.:	2719B007
PARCEL ADDRESS:	0150 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,342,810.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3969
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3730 004
PARCEL ADDRESS:	0230 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,917,162.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, March 8, 2012, at 1:40 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3940	Gary Bultman	Approved Verbal Stipulation
2010-1135	Tatyana Afanasyeva	Approved Verbal Stipulation
2010-1138	Lance Lee	Approved Verbal Stipulation
2010-1437	Judy Wade	Approved Verbal Stipulation
2010-3732	Darren Lee	Approved Verbal Stipulation
2010-3969	South Beach Partners, LLC	A.V.Lowered (Board)

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1137	James Constantine	Withdrawn
2010-1139	Lance Lee	Withdrawn
2010-1145	Zvonimir Buconjic	Withdrawn
2010-1850	28 Parker-A LLC	Withdrawn
2010-1864	Vu Le	Withdrawn
2010-1868	574 Escuela LLC	Withdrawn
2010-1871	Lorraine Wong	Withdrawn

There being no further business, the Board, at the hour of 3:00 p.m., recessed to reconvene Wednesday, March 14, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 14, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 12, 2012
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2063
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$313,956,000.00
APPLICANT'S OPINION:	$240,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2064
APPLICANT:	SHR ST FRANCIS LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$104,652,000.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2823
APPLICANT:	SHC ST. FRANCIS, LLC
PARCEL NO.:	0307 001
PARCEL ADDRESS:	0301 0345 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$368,964,179.00
APPLICANT'S OPINION:	$200,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2824
APPLICANT:	SHC ST. FRANCIS, LLC
PARCEL NO.:	0307 013
PARCEL ADDRESS:	0455 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$108,879,940.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2846
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 008
PARCEL ADDRESS:	0625 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,709,298.00
APPLICANT'S OPINION:	$20,153,333.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2848
APPLICANT:	ADOBE SYSTEMS, INC.
PARCEL NO.:	3799 001
PARCEL ADDRESS:	0601 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,733,090.00
APPLICANT'S OPINION:	$80,788,194.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3179
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,531,000.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3180
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,074,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3305
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,321,860.00
APPLICANT'S OPINION:	$22,323,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3308
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,977.00
APPLICANT'S OPINION:	$19,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3316
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0285 021
PARCEL ADDRESS:	0480 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,883,496.00
APPLICANT'S OPINION:	$23,425,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3466
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,135,369.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3469
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,661.00
APPLICANT'S OPINION:	$650,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3470
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,274,530.00
APPLICANT'S OPINION:	$15,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3471
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 012
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$129,645.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3474
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009150003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,278,888.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3476
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2009203981
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,455,016.00
APPLICANT'S OPINION:	$5,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5690
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 001A
PARCEL ADDRESS:	0025 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,700,000.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5692
APPLICANT:	WESTCORE MONTGOMERY, LLC
PARCEL NO.:	0292 002
PARCEL ADDRESS:	0001 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$24,050,000.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6094
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6095
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$128,200,000.00
APPLICANT'S OPINION:	$38,456,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6096
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6097
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6220
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,764,000.00
APPLICANT'S OPINION:	$39,225,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6221
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$816,000.00
APPLICANT'S OPINION:	$245,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0246
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,379,280.00
APPLICANT'S OPINION:	$40,009,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0247
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,320.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2064
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,347.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2065
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$133,063,170.00
APPLICANT'S OPINION:	$40,010,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 14, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2116
APPLICANT:	YANG, RAYMOND
PARCEL NO.:	2746 038
PARCEL ADDRESS:	0681 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,682,364.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2179
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$467,070.00
APPLICANT'S OPINION:	$233,535.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2180
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,449.00
APPLICANT'S OPINION:	$238,725.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2181
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,120,968.00
APPLICANT'S OPINION:	$560,484.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2182
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,706,787.00
APPLICANT'S OPINION:	$10,353,394.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2250
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 026
PARCEL ADDRESS:	0131 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$317,607.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2251
APPLICANT:	BRENNER, RICHARD
PARCEL NO.:	2857 027
PARCEL ADDRESS:	0127 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,148,052.00
APPLICANT'S OPINION:	$2,125,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2269
APPLICANT:	1750 CONNECTICUT LLC
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,806,765.00
APPLICANT'S OPINION:	$3,025,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2285
APPLICANT:	DEVILED EGG LLC
PARCEL NO.:	1307 001N
PARCEL ADDRESS:	0230 SEACLIFF AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,246,156.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2446
APPLICANT:	TAM FAMILY TRUST 2007
PARCEL NO.:	1777 039
PARCEL ADDRESS:	2131 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,314,593.00
APPLICANT'S OPINION:	$1,504,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2450
APPLICANT:	AMIRPOUR, ANA
PARCEL NO.:	2647 021
PARCEL ADDRESS:	0059 COLLINGWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,270,336.00
APPLICANT'S OPINION:	$1,602,617.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2486
APPLICANT:	DELANEY, CHRISTOPHER
PARCEL NO.:	4653 028
PARCEL ADDRESS:	0983V INNES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,441.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2487
APPLICANT:	STEIN, DAVID
PARCEL NO.:	6521 052
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$284,020.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2508
APPLICANT:	DELANEY, CHRISTOPHER
PARCEL NO.:	4653 029
PARCEL ADDRESS:	0981V INNES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,441.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 14, 2012, at 9:33 a.m.

Present: Louisa Mendoza, Meg Ruxton and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
3/14/12

Appeal No.	Name	Disposition
2010-2116	Raymond Yang	A.V.Lowered by Board, higher than Assessor's recommended value.
2010-2269	1750 Connecticut LLC	Verbal Stipulation Approved
2010-2285	Deviled Egg LLC	Verbal Stipulation Approved
2010-2446	Tam Family Trust 2007	Verbal Stipulation Approved
2010-2486	Christopher Delaney	A.V.Lowered (Assessor)
2010-2508	Christopher Delaney	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2450	Ana Amirpour	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2179	Public Storage Inc.	Postponed
2010-2180	Public Storage Inc.	Postponed
2010-2181	Public Storage Inc.	Postponed

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2010-2182	Public Storage Inc.	Postponed
2010-2250	Richard Brenner	Withdrawn
2010-2251	Richard Brenner	Withdrawn
2010-2487	David Stein	Withdrawn

There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Friday, March 16, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 16, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 14, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3682
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,703,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6332
APPLICANT:	MARROQUIN, DAVID
PARCEL NO.:	8704 141
PARCEL ADDRESS:	0300 BERRY ST, # 723
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$762,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6333
APPLICANT:	MARROQUIN, DAVID
PARCEL NO.:	8704 141
PARCEL ADDRESS:	0300 BERRY ST, # 723
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$762,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6335
APPLICANT:	SUNDAR, ASHOK
PARCEL NO.:	8704 096
PARCEL ADDRESS:	0300 BERRY ST, # 601
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6336
APPLICANT:	SUNDAR, ASHOK
PARCEL NO.:	8704 096
PARCEL ADDRESS:	0300 BERRY ST, # 601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6342
APPLICANT:	LEE, RAYMOND
PARCEL NO.:	8720 050
PARCEL ADDRESS:	0325 CHINA BASIN ST, #308
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$624,777.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6343
APPLICANT:	LEE, RAYMOND
PARCEL NO.:	8720 050
PARCEL ADDRESS:	0325 CHINA BASIN ST, #308
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$624,777.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0206
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,650,000.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0523
APPLICANT:	HARRIS, ROBERT
PARCEL NO.:	0254 006
PARCEL ADDRESS:	0819 0823 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,294,440.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2349
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 072
PARCEL ADDRESS:	2104 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,705.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3486
APPLICANT:	SUNDAR, ASHOK
PARCEL NO.:	8704 096
PARCEL ADDRESS:	0300 BERRY ST, # 601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$847,985.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, March 14, 2012, at 1:36 p.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
ASB
#2
3/14/12

Appeal No.	Name	Disposition
2009-3682	Laurence McAuley	Submitted; continued to 3/15/12 for deliberation
2009-6332	David Marroquin	Same as above
2009-6333	David Marroquin	Same as above
2009-6335	Ashok Sundar	Continued to 3/15/12
2009-6336	Ashok Sundar	Continued to 3/15/12
2009-6342	Raymond Lee	Submitted; continued to 3/15/12 for deliberation
2009-6343	Raymond Lee	Same as above
2010-0206	Laurence McAuley	Same as above
2010-0523	Robert Harris	Continued to 3/15/12
2010-2349	Leichtling & Stern Family Trust	Submitted; continued to 3/15/12 for deliberation
2010-3486	Ashok Sundar	Continued to 3/15/12

There being no further business, the Board, at the hour of 4:28 p.m., recessed to reconvene Thursday, March 15, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on March 15, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 15, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1371
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,070,208.00
APPLICANT'S OPINION:	$41,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6463
APPLICANT:	JER 370 - 3RD STREET, LLC
PARCEL NO.:	3751 157
PARCEL ADDRESS:	0370 03RD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$75,500,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6464
APPLICANT:	JER 370 - 3RD STREET, LLC
PARCEL NO.:	3751 157
PARCEL ADDRESS:	0370 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,500,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6585
APPLICANT:	JER 370 - 3RD STREET, LLC
PARCEL NO.:	3751 157
PARCEL ADDRESS:	0370 03RD ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$77,010,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6586
APPLICANT:	JER 370 - 3RD STREET, LLC
PARCEL NO.:	3751 157
PARCEL ADDRESS:	0370 03RD ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$78,550,200.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0281
APPLICANT:	MONTGOMERY-WASHINGTON TOWER, LLC
PARCEL NO.:	0208 028
PARCEL ADDRESS:	0655 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$77,112,000.00
APPLICANT'S OPINION:	$58,486,995.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0703
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0296 006
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$106,907,227.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1080
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$56,500,000.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1081
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,500,000.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1082
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,366,095.00
APPLICANT'S OPINION:	$37,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1086
APPLICANT:	CBS INTERACTIVE, LESSEE
PARCEL NO.:	3736 123
PARCEL ADDRESS:	0235 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,393,259.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1087
APPLICANT:	OMNI HOTELS CORP.
PARCEL NO.:	0240 003
PARCEL ADDRESS:	0500 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$106,405,506.00
APPLICANT'S OPINION:	$53,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1964
APPLICANT:	JER 370 - 3RD STREET, LLC
PARCEL NO.:	3751 157
PARCEL ADDRESS:	0370 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$78,364,035.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4636
APPLICANT:	GILLIGAN, PATRICK
PARCEL NO.:	0208 028
PARCEL ADDRESS:	0655 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,073,778.00
APPLICANT'S OPINION:	$38,063,502.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0822
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0296 006
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$107,712,238.00
APPLICANT'S OPINION:	$62,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3855
APPLICANT:	CBS INTERACTIVE, LESSEE
PARCEL NO.:	3736 123
PARCEL ADDRESS:	0235 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,021,209.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4507
APPLICANT:	REALTY ASSOCIATES FUND VIII, LP
PARCEL NO.:	0267 015
PARCEL ADDRESS:	0235 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,790,531.00
APPLICANT'S OPINION:	$28,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 15, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6335	Ashok Sundar	Denied
2009-6336	Ashok Sundar	A.V.Lowered (Board)
2010-0523	Robert Harris	Verbal Stipulation Approved
2010-3486	Ashok Sundar	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-4636	Patrick Gilligan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1371	Realty Associates Fund VIII, LP	Postponed
2009-6463	JER 370 - 3rd Street, LLC	Postponed
2009-6464	JER 370 - 3rd Street, LLC	Postponed
2009-6585	JER 370 - 3rd Street, LLC	Postponed
2009-6586	JER 370 - 3rd Street, LLC	Postponed
2010-0281	Montgomery-Washington Tower	Withdrawn
2010-0703	Ponte Gadea California, LLC	Withdrawn
2010-1080	Realty Associates Fund VIII, LP	Postponed
2010-1081	Realty Associates Fund VIII, LP	Postponed
2010-1082	Realty Associates Fund VIII, LP	Postponed
2010-1086	CBS Interactive, Lessee	Postponed
2010-1087	Omni Hotels Corp	Withdrawn
2010-1964	JER 370 - 3rd Street, LLC	Postponed
2011-0822	Ponte Gadea California, LLC	Withdrawn
2011-3855	CBS Interactive, Lessee	Postponed
2011-4507	Realty Associates Fund VIII, LP	Postponed

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At the hour of 10:30 a.m the Board went into closed session to deliberate on the following applications which were taken under submission on March 14, 2012. The Board reconvened in open session at 12:10 p.m and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3682	Laurence McAuley	A.V.Lowered (Assessor)
2009-6332	David Marroquin	A.V.Lowered (Board)
2009-6333	David Marroquin	A.V.Lowered by Board, higher than assessor's recommended value
2009-6342	Raymond Lee	A.V.Lowered (Board)
2009-6343	Raymond Lee	A.V.Lowered (Board)
2010-0206	Laurence McAuley	Denied
2010-2349	Leichtling & Stern Family Trust	Submitted

There being no further business, the Board, at the hour of 12:20 p.m., recessed to reconvene Monday, March 19, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 19, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, March 16, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2403
APPLICANT:	YINMING INVESTMENT CO.
PARCEL NO.:	1442 047
PARCEL ADDRESS:	0320 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,657,354.00
APPLICANT'S OPINION:	$2,202,832.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2404
APPLICANT:	S & P FAMILY TRUST 2007
PARCEL NO.:	1462 017
PARCEL ADDRESS:	0491 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,889,763.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2425
APPLICANT:	HAYNES, LAUREN
PARCEL NO.:	5668 020
PARCEL ADDRESS:	0231 0233 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,302,191.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2491
APPLICANT:	BASILE, CLARA
PARCEL NO.:	6729 066
PARCEL ADDRESS:	0030 SURREY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,778,598.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2518
APPLICANT:	WU, WEI-JYH
PARCEL NO.:	2092 023
PARCEL ADDRESS:	1991 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2591
APPLICANT:	GRACE WALKER SHEFFIELD 2002 REV TRUST
PARCEL NO.:	0947 030
PARCEL ADDRESS:	2725 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,700,000.00
APPLICANT'S OPINION:	$1,620,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2616
APPLICANT:	BERVEN, SIGURD
PARCEL NO.:	1353 028
PARCEL ADDRESS:	0062 0064 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,543,955.00
APPLICANT'S OPINION:	$1,945,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2621
APPLICANT:	WEBER, PAUL
PARCEL NO.:	3622 058
PARCEL ADDRESS:	0514 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,657,594.00
APPLICANT'S OPINION:	$1,303,164.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2637
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$757,145.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2638
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 09TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2639
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$776,804.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2640
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,827.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2649
APPLICANT:	WERNER, JAN
PARCEL NO.:	1648 017
PARCEL ADDRESS:	2900 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,707,218.00
APPLICANT'S OPINION:	$1,125,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, March 16, 2012, at 9:35 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2403	Yinming Investment Co.	A.V.Lowered (Assessor)
2010-2404	S & P Family Trust 2007	A.V.Lowered (Assessor)
2010-2491	Clara Basile	Verbal Stipulation Approved
2010-2518	Wei-Jyh Wu	A.V.Lowered (Assessor)
2010-2616	Sigurd Berven	Verbal Stipulation Approved
2010-2621	Paul Weber	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2591	Grace W Sheffield	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2425	Lauren Haynes	Withdrawn
2010-2637	Chia Investment LLC	Postponed
2010-2638	Chia Investment LLC	Postponed
2010-2639	Chia Investment LLC	Postponed
2010-2640	Chia Investment LLC	Postponed
2010-2649	Jan Werner	Withdrawn

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There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Monday, March 19, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 19, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

03-16-12 P02:58 IN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 19, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4910
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,275,359.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT DOCUMENTS DEPT
MAR 16 2012
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MAR 15 2012
Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0307
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,209,629.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0308
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,233,821.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0309
APPLICANT:	MCCLEA COURT END, LLC
PARCEL NO.:	3757 143
PARCEL ADDRESS:	0002 MCLEA CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,258,497.00
APPLICANT'S OPINION:	$218,097.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0446
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,500,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0447
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,690,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0448
APPLICANT:	1964 FILBERT STREET, LLC
PARCEL NO.:	0518 018
PARCEL ADDRESS:	1964 1972 FILBERT ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,695,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0449
APPLICANT:	1964 FILBERT STREET, LLC
PARCEL NO.:	0518 018
PARCEL ADDRESS:	1964 1972 FILBERT ST,
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$2,748,900.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0660
APPLICANT:	CHUNG ENTERPRISES, LP
PARCEL NO.:	0310 004
PARCEL ADDRESS:	0011 MAIDEN LN,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,570,454.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0764
APPLICANT:	RISING REX LP / HOTEL REX
PARCEL NO.:	0284 010
PARCEL ADDRESS:	0562 0570 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,715,921.00
APPLICANT'S OPINION:	$6,054,429.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1000
APPLICANT:	ZR JACKSON LP
PARCEL NO.:	0196 001
PARCEL ADDRESS:	0621V SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,202,928.00
APPLICANT'S OPINION:	$1,597,300.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1001
APPLICANT:	ZR JACKSON LP
PARCEL NO.:	0196 027
PARCEL ADDRESS:	0405 0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,449,522.00
APPLICANT'S OPINION:	$12,304,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1075
APPLICANT:	ZEIDAN, SULEIMAN
PARCEL NO.:	0026 007
PARCEL ADDRESS:	0812 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,932,352.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1113
APPLICANT:	SAKTI INTERNTIONAL CORP.
PARCEL NO.:	0237 011
PARCEL ADDRESS:	0260 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,648,386.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3344
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,667,033.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3359
APPLICANT:	1964 FILBERT STREET, LLC
PARCEL NO.:	0518 018
PARCEL ADDRESS:	1964 1972 FILBERT ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,742,384.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0055
APPLICANT:	ZEIDAN, SULEIMAN
PARCEL NO.:	0026 007
PARCEL ADDRESS:	0812 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,946,900.00
APPLICANT'S OPINION:	$1,600,238.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1467
APPLICANT:	SAKTO CORPORATION
PARCEL NO.:	0237 011
PARCEL ADDRESS:	0260 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,796,336.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1635
APPLICANT:	ZR JACKSON, LP
PARCEL NO.:	0196 027
PARCEL ADDRESS:	0405 0445 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,588,446.00
APPLICANT'S OPINION:	$12,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1640
APPLICANT:	ZR JACKSON, LP
PARCEL NO.:	0196 001
PARCEL ADDRESS:	0621V SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,219,515.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3183
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,739,825.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3186
APPLICANT:	1964 FILBERT STREET, LLC
PARCEL NO.:	0518 018
PARCEL ADDRESS:	1964 1972 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,763,034.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 19, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0307	McClea Court End, LLC	Postponed at the hearing
2010-0308	McClea Court End, LLC	Postponed at the hearing
2010-0309	McClea Court End, LLC	Postponed at the hearing
2010-0660	Chung Enterprises, LP	A.V.Lowered (Assessor)
2010-0764	Rising Rex LP/Hotel Rex	Verbal Stipulation Approved
2010-1075	Suleiman Zeidan	Verbal Stipulation Approved

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The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1640	ZR Jackson, LP	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4910	640 Clay Street, LLC	Withdrawn
2010-0446	640 Clay Street, LLC	Withdrawn
2010-0447	640 Clay Street, LLC	Withdrawn
2010-0448	1964 Filbert Street, LLC	Withdrawn
2010-0449	1964 Filbert Street, LLC	Withdrawn
2010-1000	ZR Jackson LP	Withdrawn
2010-1001	ZR Jackson LP	Withdrawn
2010-1113	Sakti Interntional Corp	Withdrawn
2010-3344	640 Clay Street, LLC	Withdrawn
2010-3359	1964 Filbert Street, LLC	Withdrawn
2011-0055	Suleiman Zeidan	Withdrawn
2011-1467	Sakto Corporation	Withdrawn
2011-1635	ZR Jackson LP	Withdrawn
2011-3183	640 Clay Street, LLC	Withdrawn
2011-3186	1964 Filbert Street, LLC	Withdrawn

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There being no further business, the Board, at the hour of 11:25 a.m., recessed to reconvene Tuesday, March 20, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 21, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

03-16-12 P02:59 IN

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 19, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2960
APPLICANT:	DEVILED EGG LLC
PARCEL NO.:	1307 001N
PARCEL ADDRESS:	0230 SEACLIFF AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,280,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 15 2012
Assessment Appeals Board

GOVERNMENT
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3302
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3303
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3304
APPLICANT:	SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,546,580.00
APPLICANT'S OPINION:	$9,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3310
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009206356
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,682,916.00
APPLICANT'S OPINION:	$6,015,780.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3311
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009204453
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,514,324.00
APPLICANT'S OPINION:	$10,266,810.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3312
APPLICANT:	SALESFORCE.COM
PARCEL NO.:	2009209791
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$7,122,454.00
APPLICANT'S OPINION:	$4,070,965.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3455
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2009205093
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,198,614.00
APPLICANT'S OPINION:	$10,520,992.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3564
APPLICANT:	SIXTEENTH ST CENTER LLC
PARCEL NO.:	3954 016
PARCEL ADDRESS:	0130 WISCONSIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,805.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2432
APPLICANT:	STEADY, MICHAEL
PARCEL NO.:	5343 021D
PARCEL ADDRESS:	1721 1725 NEWHALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$901,685.00
APPLICANT'S OPINION:	$495,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 19, 2012, at 1:35 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2960	Deviled Egg LLC	Verbal Stipulation Approved
2010-2432	Michael Steady	A.V.Lowered by Board, higher than assessor recommended Value

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	Postponed
2009-3303	Peter Sperling	Postponed
2009-3304	Sperling Irrevocable Trust	Postponed
2009-3310	Salesforce.com	Postponed
2009-3311	Salesforce.com	Postponed
2009-3312	Salesforce.com	Postponed
2009-3455	Autodesk, Inc.	Withdrawn
2009-3564	Sixteenth St Center LLC	Withdrawn

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There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Tuesday, March 20, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 20, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

03-16-12 P02:59 IN

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, March 20, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3888
APPLICANT:	NORIEGA CAPITAL GROUP LLC
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,130,004.00
APPLICANT'S OPINION:	$2,133,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4198
APPLICANT:	SHAPIRO, KERRY
PARCEL NO.:	3621 026
PARCEL ADDRESS:	3774 3776 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,913,120.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4339
APPLICANT:	SAMSON, MARILOU
PARCEL NO.:	2431 018
PARCEL ADDRESS:	2574 31ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4655
APPLICANT:	2007 S&P FAMILY TRUST
PARCEL NO.:	1462 017
PARCEL ADDRESS:	0491 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,252.00
APPLICANT'S OPINION:	$1,418,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4788
APPLICANT:	BABEL, CHRISTOPHER
PARCEL NO.:	3011A012
PARCEL ADDRESS:	0190 SAN PABLO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,482,500.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5009
APPLICANT:	CIRCUIT CITY STORES, INC
PARCEL NO.:	2009205029
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,417,669.00
APPLICANT'S OPINION:	$69,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5061
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1749 007
PARCEL ADDRESS:	1233 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,901,894.00
APPLICANT'S OPINION:	$1,754,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5112
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,485,691.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0928
APPLICANT:	WOLDEZGI, HEDRU
PARCEL NO.:	5295 032
PARCEL ADDRESS:	1555 LA SALLE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1863
APPLICANT:	KHANIN, DIMITRY
PARCEL NO.:	1168 041
PARCEL ADDRESS:	2749 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,482,169.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2822
APPLICANT:	SANGANI, POORAB
PARCEL NO.:	4101 102
PARCEL ADDRESS:	0025 SIERRA WEST ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$870,826.00
APPLICANT'S OPINION:	$820,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3074
APPLICANT:	LI, GUO FU
PARCEL NO.:	6965B029
PARCEL ADDRESS:	0671 GENEVA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$776,232.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, March 20, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4198	Kerry Shapiro	Verbal Stipulation Approved
2009-4655	2007 S&P Family Trust	Verbal Stipulation Approved
2009-5061	Raul Arriaza	Verbal Stipulation Approved
2009-5112	Dimitry Khanin	Verbal Stipulation Approved
2010-1863	Dimitry Khanin	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5009	Circuit City Stores, Inc.	Denied-No Show
2010-2822	Poorab Sangani	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3888	Noriega Capital Group LLC	Postponed
2009-4339	Marilou Samson	Postponed
2009-4788	Christopher Babel	Postponed
2010-0928	Hedru Woldezgi	Withdrawn
2010-3074	Guo Fu Li	Withdrawn

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Thursday, March 22, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, March 22, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

03-16-12 P03:00 IN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 20, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1978
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,027,116.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

DATE POSTED
MAR 15 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1979
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,427,657.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1980
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$20,836,208.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1981
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$21,252,932.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2078
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,677,989.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0134
APPLICANT:	VENYSTATE, INC.
PARCEL NO.:	0012 001
PARCEL ADDRESS:	2739 2755 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,111,547.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0614
APPLICANT:	AIGBUZA, TOM
PARCEL NO.:	7060 010
PARCEL ADDRESS:	0148 MAJESTIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$412,330.00
APPLICANT'S OPINION:	$284,660.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1624
APPLICANT:	YOUNG, NELLIE
PARCEL NO.:	0194 035
PARCEL ADDRESS:	0057 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,998,800.00
APPLICANT'S OPINION:	$1,438,085.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2394
APPLICANT:	REST, LAUREL
PARCEL NO.:	1048 029A
PARCEL ADDRESS:	2825 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,429,753.00
APPLICANT'S OPINION:	$961,987.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 20, 2012, at 1:36 p.m.

Present: Greg Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

With both parties being present for change in the assessed valuation of property affecting the 2005 supplemental roll year, Board Member Lawrence Lee announced having previous involvement in the property ownership as a probate referee. As a result, Member Lee recused himself from hearing this application.

With both parties agreeing to be heard by a quorum of the Board, the Board heard evidence and testimony on the legal issues only pertaining to change in ownership for the below application. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-1624	Nellie Young	Submitted on the legal issues only regarding the change in ownership.

At the hour of 3:35 p.m., Member Lawrence Lee re-joined the Board panel and, with the following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-2394	Laurel Rest	Submitted

The following listed applicant for change in the base year assessed value of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-0614	Tom Aigbuza	Denied-No Show

At the hour of 4:20 p.m. the Board went into closed session to deliberate on the both of the applications submitted above. The Board reconvened in open session at the hour of 5:03 p.m., and took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-1624	Nellie Young	Remains submitted; no action was take; Member Lee did not participate in the deliberation process for this appeal
2010-2394	Laurel Rest	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1978	Venystate, Inc.	Withdrawn
2008-1979	Venystate, Inc.	Withdrawn
2008-1980	Venystate, Inc.	Withdrawn
2008-1981	Venystate, Inc.	Withdrawn
2008-2078	Venystate, Inc.	Withdrawn
2009-0134	Venystate, Inc.	Withdrawn

There being no further business, the Board, at the hour of 5:10 p.m., recessed to reconvene Wednesday, March 21, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, March 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

03-16-12 P03:00 IN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 21, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0334
APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	1053 010B
PARCEL ADDRESS:	2548 2550 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,874.00
APPLICANT'S OPINION:	$603,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0335
APPLICANT:	SNYDER, PAMELA
PARCEL NO.:	0846 035
PARCEL ADDRESS:	0811 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,166,254.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2173
APPLICANT:	STYLE, NAYER
PARCEL NO.:	0854 135
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,257,800.00
APPLICANT'S OPINION:	$940,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2457
APPLICANT:	MEYKADEH, SIMIN
PARCEL NO.:	0576 056
PARCEL ADDRESS:	1775 BROADWAY , 10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$734,308.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2507
APPLICANT:	LEUNG, SAMUEL
PARCEL NO.:	7058 003
PARCEL ADDRESS:	0134 JOSIAH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2548
APPLICANT:	DIVER, KRISTINA
PARCEL NO.:	3794 206
PARCEL ADDRESS:	0170 KING ST, 806
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$763,187.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2729
APPLICANT:	SCHUNDELMEIER, RALF
PARCEL NO.:	6592 061
PARCEL ADDRESS:	0321 27TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$826,098.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2784
APPLICANT:	CASWELL, NIKOLAI
PARCEL NO.:	4216 042
PARCEL ADDRESS:	2250 24TH ST, 121
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$455,234.00
APPLICANT'S OPINION:	$248,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3111
APPLICANT:	SAE LAI, WEERA
PARCEL NO.:	2381 027A
PARCEL ADDRESS:	2474 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3119
APPLICANT:	NING, XINPING
PARCEL NO.:	6971B018
PARCEL ADDRESS:	1350 CAYUGA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$624,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3120
APPLICANT:	MAINZER, ANDREA
PARCEL NO.:	0928 058
PARCEL ADDRESS:	2258 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,040.00
APPLICANT'S OPINION:	$1,050,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3200
APPLICANT:	GHAI, GABRIELLA
PARCEL NO.:	6998 054
PARCEL ADDRESS:	0938 GARFIELD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$825,000.00
APPLICANT'S OPINION:	$705,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 22, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1629
APPLICANT:	SEDGEWICK, DETERT, MORAN & ARNOLD LLP
PARCEL NO.:	2008200487
PARCEL ADDRESS:	00000001 0000MARKET STEUART TOWER , 8TH FLR
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,844,183.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2340
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900286
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$234,652.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2341
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900285
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$349,334.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2342
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009900315
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$254,687.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2890
APPLICANT:	KIRKLAND & ELLIS, LLP
PARCEL NO.:	2009205302
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$23,873,765.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2999
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2009201261
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,704,043.00
APPLICANT'S OPINION:	$4,351,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3000
APPLICANT:	GOODBY, SILVERSTEIN & PARTNERS, INC.
PARCEL NO.:	2009204565
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$657,440.00
APPLICANT'S OPINION:	$326,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3265
APPLICANT:	DAC/SCW 1995 TRUST
PARCEL NO.:	0985 010
PARCEL ADDRESS:	3444 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,156,891.00
APPLICANT'S OPINION:	$4,343,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3315
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009203980
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,696,286.00
APPLICANT'S OPINION:	$10,335,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3454
APPLICANT:	DELTA DENTAL PLAN OF CALIFORNIA
PARCEL NO.:	2009200759
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,670,792.00
APPLICANT'S OPINION:	$8,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5595
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,850,000.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5643
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,000,000.00
APPLICANT'S OPINION:	$2,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1819
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,843,245.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2322
APPLICANT:	FANG, CARL
PARCEL NO.:	6154 014A
PARCEL ADDRESS:	0827 GOETTINGEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$639,075.00
APPLICANT'S OPINION:	$520,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, March 22, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2340	Delta Dental Plan of California	Postponed at Hearing
2008-2341	Delta Dental Plan of California	Postponed at Hearing
2008-2342	Delta Dental Plan of California	Postponed at Hearing
2009-2999	Goodby, Silverstein & Partner	Postponed at Hearing
2009-3265	DAC/SCW 1995 Trust	Verbal Stipulation Approved
2009-3454	Delta Dental Plan of California	Postponed at Hearing
2009-5595	Denis Casey	A.V.Lowered (Board)
2010-2322	Carl Fang	A.V.Lowered (Board)

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B 2
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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1629	Sedgewick, Detert, Moran & Ar	Postponed
2009-2890	Kirkland & Ellis, LLP	Withdrawn
2009-3000	Goodby, Silverstein & Partner	Withdrawn
2009-3315	Felcor Lodging Trust, Inc.	Postponed
2009-5643	Denis Casey	Postponed
2010-1819	Denis Casey	Postponed

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Monday, March 26, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 28, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 26, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0744
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3722 301
PARCEL ADDRESS:	0188 MINNA ST, 29A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,654,112.00
APPLICANT'S OPINION:	$1,986,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3265
APPLICANT:	PHUNG, QUYEN
PARCEL NO.:	4991 449
PARCEL ADDRESS:	0501 CRESCENT WAY, #5301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$350,000.00
APPLICANT'S OPINION:	$325,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3442
APPLICANT:	GROSSMAN, JAMES
PARCEL NO.:	1116 012
PARCEL ADDRESS:	0975 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,378,824.00
APPLICANT'S OPINION:	$1,036,063.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3467
APPLICANT:	MADAMBA III, ISIDRO
PARCEL NO.:	2093 021A
PARCEL ADDRESS:	1926 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$732,274.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3472
APPLICANT:	MIRSKY, ETHAN
PARCEL NO.:	1444 005
PARCEL ADDRESS:	0331 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,719,797.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3480
APPLICANT:	STRUNK, CHRISTOPHER
PARCEL NO.:	5743 010
PARCEL ADDRESS:	0754 MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3523
APPLICANT:	ANASTASIO, STANLEY
PARCEL NO.:	0497 008A
PARCEL ADDRESS:	3054 3056 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,857,087.00
APPLICANT'S OPINION:	$1,257,720.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3540
APPLICANT:	ZIEBELL, ANGELA
PARCEL NO.:	1383 060
PARCEL ADDRESS:	0151 23RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,186,550.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3726
APPLICANT:	SEAN, WILLIE
PARCEL NO.:	1509 028
PARCEL ADDRESS:	0574 36TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,662.00
APPLICANT'S OPINION:	$1,230,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3768
APPLICANT:	LOPRESTO, ROBERT
PARCEL NO.:	3785 054
PARCEL ADDRESS:	0175 BLUXOME ST, #125
TOPIC:	
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$372,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, March 26, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Meg Ruxton

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0744	Sherley Hwang	A.V.Lowered (Board)
2010-3472	Ethan Mirsky	A.V.Lowered (Board)
2010-3480	Christopher Strunk	A.V.Lowered (Board)
2010-3523	Stanley Anastasio	A.V.Lowered (Assessor)
2010-3540	Angela Ziebell	A.V.Lowered (Board)
2010-3768	Robert Lopresto	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2010 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2010-3467	Isidro Madamba III	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3265	Quyen Phung	Withdrawn
2010-3442	James Grossman	Postponed
2010-3726	Willie Sean	Accepted Hearing Officer Value within 14 days; Board hearing Cancelled

There being no further business, the Board, at the hour of 12:45 p.m., recessed to reconvene Tuesday, March 27, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 27, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, March 26, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1648
APPLICANT:	HUE, BENSON
PARCEL NO.:	2026 021
PARCEL ADDRESS:	1600 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,632,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3519
APPLICANT:	SUNGLASS HUT
PARCEL NO.:	2009206097
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$238,796.00
APPLICANT'S OPINION:	$130,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3857
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3878
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009207399
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$394,785.00
APPLICANT'S OPINION:	$98,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3879
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009209603
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$732,079.00
APPLICANT'S OPINION:	$228,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3881
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009209503
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$918,189.00
APPLICANT'S OPINION:	$448,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3885
APPLICANT:	SUNGLASS HUT TRADING
PARCEL NO.:	2009207397
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$303,415.00
APPLICANT'S OPINION:	$106,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3891
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201618
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$364,220.00
APPLICANT'S OPINION:	$142,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3894
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201619
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$564,717.00
APPLICANT'S OPINION:	$229,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3897
APPLICANT:	LENSCRAFTERS, INC.
PARCEL NO.:	2009201617
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,153,202.00
APPLICANT'S OPINION:	$558,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4445
APPLICANT:	WELTCHEK, PETER
PARCEL NO.:	0991 009
PARCEL ADDRESS:	3926 CLAY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,825,000.00
APPLICANT'S OPINION:	$2,118,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3033
APPLICANT:	SMITH, ERIC
PARCEL NO.:	3967 020
PARCEL ADDRESS:	0320 ALABAMA ST, # 16
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$795,058.00
APPLICANT'S OPINION:	$639,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, March 26, 2012, at 1:32 p.m.

Present: Mervin Conlan, John McGary and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1648	Benson Hue	Verbal Stipulation Approved
2009-3857	Peter Weltchek	Submitted
2009-4445	Peter Weltchek	Submitted
2010-3033	Eric Smith	Submitted

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At the hour of 3:35 p.m. the Board went into closed session to deliberate the above three cases taken under submission. The Board reconvened in open session at 4:02 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3857	Peter Weltchek	A.V. Lowered (Board)
2009-4445	Peter Weltchek	A.V. Lowered (Board)
2010-3033	Eric Smith	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3519	Sunglass Hut	Withdrawn
2009-3878	Sunglass Hut Trading	Withdrawn
2009-3879	Sunglass Hut Trading	Withdrawn
2009-3881	Sunglass Hut Trading	Withdrawn
2009-3885	Sunglass Hut Trading	Withdrawn
2009-3891	Lenscrafters, Inc.	Withdrawn
2009-3894	Lenscrafters, Inc.	Withdrawn
2009-3897	Lenscrafters, Inc.	Withdrawn

There being no further business, the Board, at the hour of 4:06 p.m., recessed to reconvene Wednesday, March 28, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 28, 2012

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ASSESSMENT APPEALS BOARD
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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 27, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1995
APPLICANT:	UNION PROPERTY CAPITAL LLC
PARCEL NO.:	0311 005
PARCEL ADDRESS:	0660 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,022,790.00
APPLICANT'S OPINION:	$8,450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2453
APPLICANT:	TRANSAMERICA REALTY SERVICES, INC.
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,157,878.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3213
APPLICANT:	UNITED COMMERCIAL BANK
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,435,183.00
APPLICANT'S OPINION:	$26,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3646
APPLICANT:	CLEMENS, CHARLES
PARCEL NO.:	0101 016
PARCEL ADDRESS:	1800 1804 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,804,046.00
APPLICANT'S OPINION:	$1,575,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3830
APPLICANT:	PACIFIC EQUITY ONE LLC
PARCEL NO.:	0304 013
PARCEL ADDRESS:	0630 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,872,720.00
APPLICANT'S OPINION:	$1,123,632.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3831
APPLICANT:	949 FELL ST LLC
PARCEL NO.:	0826 018
PARCEL ADDRESS:	0949 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,753,600.00
APPLICANT'S OPINION:	$2,252,160.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5032
APPLICANT:	CARLAND, INC.
PARCEL NO.:	3727 004
PARCEL ADDRESS:	0150 0154 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,716,660.00
APPLICANT'S OPINION:	$1,235,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5086
APPLICANT:	MANZARE, JOSEPH
PARCEL NO.:	3777 020
PARCEL ADDRESS:	0564 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,132.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4921
APPLICANT:	TRANSAMERICA REALTY SERVICES, LLC
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,121,954.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 27, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0823
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 270
PARCEL ADDRESS:	0757 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$91,667,429.00
APPLICANT'S OPINION:	$33,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0824
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 271
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,285,353.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1211
APPLICANT:	CB-1 HOTEL, LLC
PARCEL NO.:	3706 061
PARCEL ADDRESS:	0735 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,722,173.00
APPLICANT'S OPINION:	$8,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1532
APPLICANT:	PRIME PROPERTIES B10 DE LLC
PARCEL NO.:	0272 014
PARCEL ADDRESS:	0795 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,238,499.00
APPLICANT'S OPINION:	$12,585,681.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2597
APPLICANT:	88 FIRST STREET ASSOCIATES
PARCEL NO.:	3708 009
PARCEL ADDRESS:	0088 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,546,214.00
APPLICANT'S OPINION:	$1,980,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2598
APPLICANT:	FIRST/JESSIE, LLC
PARCEL NO.:	3708 055
PARCEL ADDRESS:	0050 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,591,407.00
APPLICANT'S OPINION:	$9,604,053.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2599
APPLICANT:	62 FIRST STREET, LLC
PARCEL NO.:	3708 006
PARCEL ADDRESS:	0062 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,540,025.00
APPLICANT'S OPINION:	$6,774,797.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2600
APPLICANT:	78 FIRST STREET, LLC
PARCEL NO.:	3708 007
PARCEL ADDRESS:	0076 0080 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,399,426.00
APPLICANT'S OPINION:	$1,329,383.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2601
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 010
PARCEL ADDRESS:	0512 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,515,404.00
APPLICANT'S OPINION:	$417,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2602
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 011
PARCEL ADDRESS:	0516 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,979,187.00
APPLICANT'S OPINION:	$1,432,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2603
APPLICANT:	518 MISSION STREET, LLC
PARCEL NO.:	3708 012
PARCEL ADDRESS:	0526 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,741,889.00
APPLICANT'S OPINION:	$2,805,900.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4750
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,200.00
APPLICANT'S OPINION:	$2,583,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4751
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,215,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, March 27, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Edward Campana

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2453	Transamerica Realty Services	A.V.Lowered (Board)
2009-3646	Charles Clemens	Postponed at Hearing
2009-5032	Carland, Inc.	Verbal Stipulation Approved
2010-4921	Transamerica Realty Services	A.V.Lowered by Board, higher than assessor's recommended value

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The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3831	949 Fell St LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action under this date on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1995	Union Property Capital LLC	Withdrawn
2009-3213	United Commercial Bank	Postponed
2009-3830	Pacific Equity One LLC	Postponed
2009-5086	Joseph Manzare	Postponed

There being no further business, the Board, at the hour of 12:20 p.m., recessed to reconvene Thursday, March 29, 2012, at 9:30 a .m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, March 29, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, March 28, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1473
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2008204459
PARCEL ADDRESS:	0001 MARKET STEUART TOWER , 0600
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,828,715.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0587
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900628
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$6,403,305.00
APPLICANT'S OPINION:	$6,352,410.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0588
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900627
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,890,878.00
APPLICANT'S OPINION:	$4,838,944.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0589
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009900626
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$4,846,719.00
APPLICANT'S OPINION:	$4,794,785.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	2ND ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3450
APPLICANT:	CLIFFORD CHANCE US LLP
PARCEL NO.:	2009205099
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,713,866.00
APPLICANT'S OPINION:	$1,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3513
APPLICANT:	CHARLES SCHWAB & CO
PARCEL NO.:	2009204904
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$17,853,156.00
APPLICANT'S OPINION:	$8,926,579.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3655
APPLICANT:	SEDGWICK, DETERT, MORAN & ARNOLD, LLP
PARCEL NO.:	2009200483
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$6,635,904.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3658
APPLICANT:	SEDGWICK DETERT MORAN & ARNOLD
PARCEL NO.:	2009210190
PARCEL ADDRESS:	
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$1,019,205.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3668
APPLICANT:	MURPHY & MOORE FAMILY TRUST
PARCEL NO.:	3610 050
PARCEL ADDRESS:	0540 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,626,586.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4164
APPLICANT:	HD SUPPLY CO
PARCEL NO.:	4570 023
PARCEL ADDRESS:	0200 JENNINGS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,252,294.00
APPLICANT'S OPINION:	$3,555,046.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4287
APPLICANT:	1401 HOWARD, LLC
PARCEL NO.:	3517 035
PARCEL ADDRESS:	1401 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,613,640.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4912
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,089,823.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, March 28, 2012, at 9:39 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1473	Clifford Chance US LLP	Continued
2009-0589	Clifford Chance US LLP	Continued
2009-3450	Clifford Chance US LLP	Continued
2009-3655	Sedgwick, Detert, Moran	Postponed at Hearing
2009-3658	Sedgwick, Detert, Moran	Withdrawn at Hearing

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0587	Clifford Chance US LLP	Withdrawn
2009-0588	Clifford Chance US LLP	Withdrawn
2009-3513	Charles Schwab & Co	Postponed
2009-3668	Murphy & Moore Family Trust	Withdrawn
2009-4164	HD Supply Co	Postponed
2009-4287	1401 Howard, LLC	Postponed
2009-4912	Mosser, Charles Estate of	Withdrawn

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Thursday, March 29, 2012 at 1:30 p.m.

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, March 30, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 29, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3001
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$70,346,646.00
APPLICANT'S OPINION:	$28,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4963
APPLICANT:	AVALONBAY COMMUNITIES, INC.
PARCEL NO.:	3751 410
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,102,866.00
APPLICANT'S OPINION:	$40,185,554.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6409
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6410
APPLICANT:	MEYER, BYRON
PARCEL NO.:	0175 004
PARCEL ADDRESS:	0701 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6436
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$67,302,800.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6437
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,648,856.00
APPLICANT'S OPINION:	$28,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1021
APPLICANT:	KLA GEARY, LLC
PARCEL NO.:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,855,877.00
APPLICANT'S OPINION:	$29,376,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, March 29, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3001	KLA Geary, LLC	Verbal Stipulation Approved
2009-6409	Byron Meyer	Verbal Stipulation Approved, 2 to 1 vote with member Robinson dissenting
2009-6410	Byron Meyer	Verbal Stipulation Approved, 2 to 1 vote with member Robinson dissenting.
2009-6436	KLA Geary, LLC	Withdrawn at Hearing
2009-6437	KLA Geary, LLC	Withdrawn at Hearing
2010-1021	KLA Geary, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting 2009 Assessment Roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4963	Avalonbay Communities, Inc.	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Monday, April 2, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 5, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 29, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4954
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4955
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4956
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$537,087.00
APPLICANT'S OPINION:	$268,544.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4957
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,913,783.00
APPLICANT'S OPINION:	$7,956,892.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6294
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6295
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6296
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6297
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,950,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6298
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$459,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6299
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,200.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6300
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,101,600.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6301
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,349,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2179
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$467,070.00
APPLICANT'S OPINION:	$233,535.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2180
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$477,449.00
APPLICANT'S OPINION:	$238,725.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2181
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,120,968.00
APPLICANT'S OPINION:	$560,484.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2182
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,706,787.00
APPLICANT'S OPINION:	$10,353,394.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, March 29, 2012, at 1:30 p.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4954	Public Storage Inc.	Reschedule for Administrative Hearing to amend to Escape Appeal
2009-4955	Public Storage Inc.	Reschedule for Administrative Hearing to amend to Escape Appeal
2009-4956	Public Storage Inc.	Reschedule for Administrative Hearing to amend to Escape Appeal
2009-4957	Public Storage Inc.	Reschedule for Administrative Hearing to amend to Escape Appeal
2010-2179	Public Storage Inc.	Verbal Stipulation Approved
2010-2180	Public Storage Inc.	Verbal Stipulation Approved
2010-2181	Public Storage Inc.	Verbal Stipulation Approved
2010-2182	Public Storage Inc.	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6294	Public Storage Inc.	Withdrawn
2009-6295	Public Storage Inc.	Withdrawn
2009-6296	Public Storage Inc.	Withdrawn
2009-6297	Public Storage Inc.	Withdrawn
2009-6298	Public Storage Inc.	Withdrawn
2009-6299	Public Storage Inc.	Withdrawn
2009-6300	Public Storage Inc.	Withdrawn
2009-6301	Public Storage Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Friday, March 30, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board April 5, 2012

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

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Quorum present

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4954	Public Storage Inc.	*Verbal Stipulation Approved; staff seeks clarification on the type of appeal for which this decision was rendered; need to reschedule for administrative hearing.*
2009-4955	Public Storage Inc.	*Same as above.*
2009-4956	Public Storage Inc.	*Same as above.*
2009-4957	Public Storage Inc.	*Same as above.*
2010-2179	Public Storage Inc.	Verbal Stipulation Approved
2010-2180	Public Storage Inc.	Verbal Stipulation Approved
2010-2181	Public Storage Inc.	Verbal Stipulation Approved
2010-2182	Public Storage Inc.	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6294	Public Storage Inc.	Withdrawn
2009-6295	Public Storage Inc.	Withdrawn
2009-6296	Public Storage Inc.	Withdrawn
2009-6297	Public Storage Inc.	Withdrawn
2009-6298	Public Storage Inc.	Withdrawn
2009-6299	Public Storage Inc.	Withdrawn
2009-6300	Public Storage Inc.	Withdrawn
2009-6301	Public Storage Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Friday, March 30, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator
Originally Approved by the Board April 5, 2012
Amended Journal Approved by the Board on Monday, April 16, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, March 30, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4369
APPLICANT:	CHARLES SCHWAB & CO INC
PARCEL NO.:	2009200859
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$25,693,207.00
APPLICANT'S OPINION:	$12,846,604.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4371
APPLICANT:	CHARLES SCHWAB & CO INC
PARCEL NO.:	2009200860
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,214,480.00
APPLICANT'S OPINION:	$6,107,240.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4638
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,608,854.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4639
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,922,092.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4640
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,068,174.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6495
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 - 1790 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,000,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6496
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,391,952.00
APPLICANT'S OPINION:	$20,511,952.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6497
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$29,471,419.00
APPLICANT'S OPINION:	$17,412,995.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6558
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4510
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,002,389.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5244
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,000,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5246
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,940,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, March 30, 2012, at 9:30 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6495	Save Mart Supermarkets	Verbal Stipulation Approved
2009-6496	Save Mart Supermarkets	Verbal Stipulation Approved
2009-6497	Save Mart Supermarkets	Verbal Stipulation Approved
2009-6558	Avalon Golden Gate LLC	Continued
2010-4510	Avalon Golden Gate LLC	Postponed at Hearing
2010-5244	Avalon Golden Gate LLC	Postponed at Hearing
2010-5246	Avalon Golden Gate LLC	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4369	Charles Schwab & Co Inc.	Postponed
2009-4371	Charles Schwab & Co Inc.	Postponed
2009-4638	Save Mart supermarkets	Withdrawn
2009-4639	Avalon Golden Gate LLC	Withdrawn
2009-4640	Save Mart supermarkets	Withdrawn

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Tuesday, April 3, 2012 at 9:30 a.m.

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 03, 2012